FREEHOLD

House - Terraced (EPC Rating: D)

SCARBOROUGH ROAD, BELGRAVE, LEICESTER, LE4 6PF

Asking Price

£270,000

SETHS

2 1 2 D

2 Bedroom House - Terraced located in Leicester

***** BELGRAVE - IDEAL FAMILY HOME - POTENTIAL TO EXTEND (STP) *****

Seths Estate Agents are pleased to present this two-bedroom mid-terrace home located on Scarborough Road, Belgrave. It features upstairs bathrooms and a downstairs w/c, two reception rooms, and a conservatory. This property is perfect for families, offering spacious living with ample potential.

The ground floor includes a lounge with a double-glazed bay window, a dining room with fitted storage and a gas fireplace, a well-sized kitchen, and a conservatory that opens up to the garden. The property also benefits from a wet room, WC, and a lobby providing additional access to the garden.

Upstairs, there are two generous-sized bedrooms and a family bathroom with a standing shower unit. The property features block-paved front and rear gardens, with a shed and access to a shared passageway.

Viewing is highly recommended. For further details or to arrange a viewing, please contact Seths Estate Agents at 0116 266 9977.

PORCH
Carpeted flooring, accessed via a UPVC door, leading into the entrance hall.

ENTRANCE HALL
Carpeted flooring, providing access to the lounge and dining room. There is a storage cupboard under the stairs and a radiator. Stairs lead to the first floor.

LOUNGE
13'2" x 11'6"
Carpeted flooring, radiator, and double-glazed bay window facing the front aspect.

DINING ROOM
16'5" x 10'9"
Carpeted flooring, radiator, double-glazed window facing the rear aspect, built-in storage.

KITCHEN
13'10" x 7'4"
Tiled flooring, partially tiled walls, gas supply and space for a cooker, extractor hood, stainless steel sink, double glazed window facing the side aspect, eye-level units, space and plumbing for a washer, standing radiator, and access to the lobby.

CONSEVATORY
Vinyl flooring, access to the garden via wooden doors

LOBBY
Vinyl flooring, wash hand basin, providing access to the wet room, WC, and the garden.

W/C
Toilet, Tiled flooring, tiled walls, and double-glazed window facing the rear aspect.

WET ROOM
Tiled flooring, tiled walls, mixer shower, and double-glazed window facing the side aspect.

FIRST FLOOR

LANDING
Carpeted flooring provides access to all rooms on the first floor.

BEDROOM 1
15'1" x 11'5"
Carpeted flooring, double-glazed window facing the front aspect, radiator, storage cupboard located over the stairs, and additional built-in storage cupboards.

BEDROOM 2
10'10" x 10'8"
Carpeted flooring, radiator, and double-glazed window facing the rear aspect.

BATHROOM
Vinyl flooring, toilet, wash hand basin, double-glazed window facing the rear aspect, standing shower unit with mixer function, and partially tiled walls.

OUTSIDE
The property features block paving, enclosed by a brick-built perimeter. The gas meter is located outside, and entry into the property is through a UPVC door into the porch. The rear garden has a block-paved surface, enclosed by a wooden-fenced border. An outside shed and a gate offer access to a shared passage.

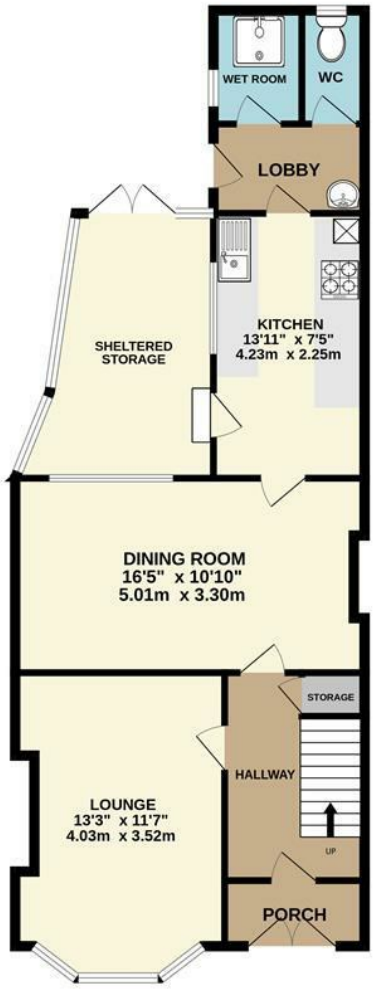
COUNCIL TAX BAND - B

FREEHOLD

ADDITIONAL INFORMATION

Please be aware that the photos shown were taken prior to the current tenants moving in. The property may now differ slightly in appearance due to occupancy.

GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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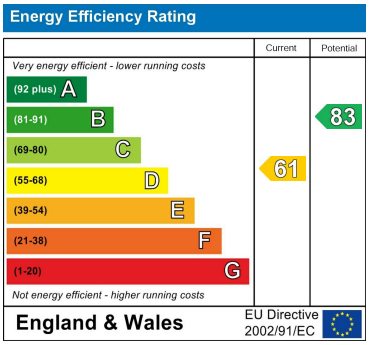
Council Tax Band

B

Energy Performance Graph



Call us on

0116 266 9977

let@seths.co.uk

www.seths.co.uk

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

SETHS