House - Detached (EPC Rating: C)

ROTHERBY AVENUE, BELGRAVE, LEICESTER, LE4 6HA

PRICE:

£275,000

SETHS

3 1 1 C

3 Bedroom House - Detached located in Leicester

***** DETACHED - OFF ROAD PARKING - BELGRAVE - THREE BEDROOMS *****

Seths are proud to present this well-presented three-bedroom detached home, ideally located in the heart of Belgrave.

The property welcomes you into a spacious lounge which leads through to a fitted kitchen, complete with wall and base units, worktops, sink, integrated electric hob and oven, washing machine, and part-tiled finishes.

Upstairs, the landing provides access to three bedrooms and a family bathroom fitted with a bathtub, wash basin, WC, extractor, and tiling.

Externally, the property benefits from a private rear garden laid mainly to lawn with a patio area, along with a brick-built outhouse for additional storage. To the front, there is a driveway providing off-road parking for two vehicles.

Contact Seths today to arrange a viewing 0116 266 9977.

GROUND FLOOR

ENTRANCE HALL
Accessed via a uPVC double glazed front door, with radiator and staircase leading to the first floor.

LOUNGE
15'3" x 10'0"
A bright front-facing reception room with PVCu double glazed window, laminated flooring, radiator, and an under-stairs storage cupboard.

KITCHEN
13'3" x 10'9"
Fitted with a range of base units and drawers with rolled edge worktops above, together with matching wall-mounted cupboards. Features an integrated electric oven with pull-out extractor over, 1½ bowl sink with drainer and mixer tap, and space for a fridge freezer. Room to accommodate a dining table. Radiator, PVCu double glazed window to the rear, and PVCu double glazed door opening onto the garden.

FIRST FLOOR

LANDING
Carpeted, with loft access and PVCu double glazed side window.

BEDROOM ONE
13'5" x 8'0"
Rear-facing double bedroom with fitted storage, carpeted flooring, radiator, and PVCu double glazed window.

BEDROOM TWO
10'11" x 6'5"
Double glazed window to the front aspect, carpeted, radiator.

BEDROOM THREE
7'10" x 6'5"
double glazed window to the front aspect, carpeted, radiator.

BATHROOM
Panelled bathtub with electric shower, pedestal wash hand basin, high-level flush WC, majority tiled walls, radiator, and PVCu double glazed window to the side aspect.

OUTSIDE
To the front, driveway with space for two cars.
To the rear slabbed patio area with access to: brick-built outhouse

BRICK BUILT OUTHOUSE
21'1" x 18'11"
Carpeted, with electric points, PVCu double glazed windows, and door to the front aspect.

ADDITIONAL INFORMATION

Tenure: Freehold
EPC rating: C
Council Tax Band: C (Leicester)
Council Tax Rate: £2,140.20
Mains Gas: Yes
Mains Electricity: Yes
Mains Water: Yes
Mains Drainage: Yes
Broadband availability: Superfast Fibre Broadband

DISCLAIMER

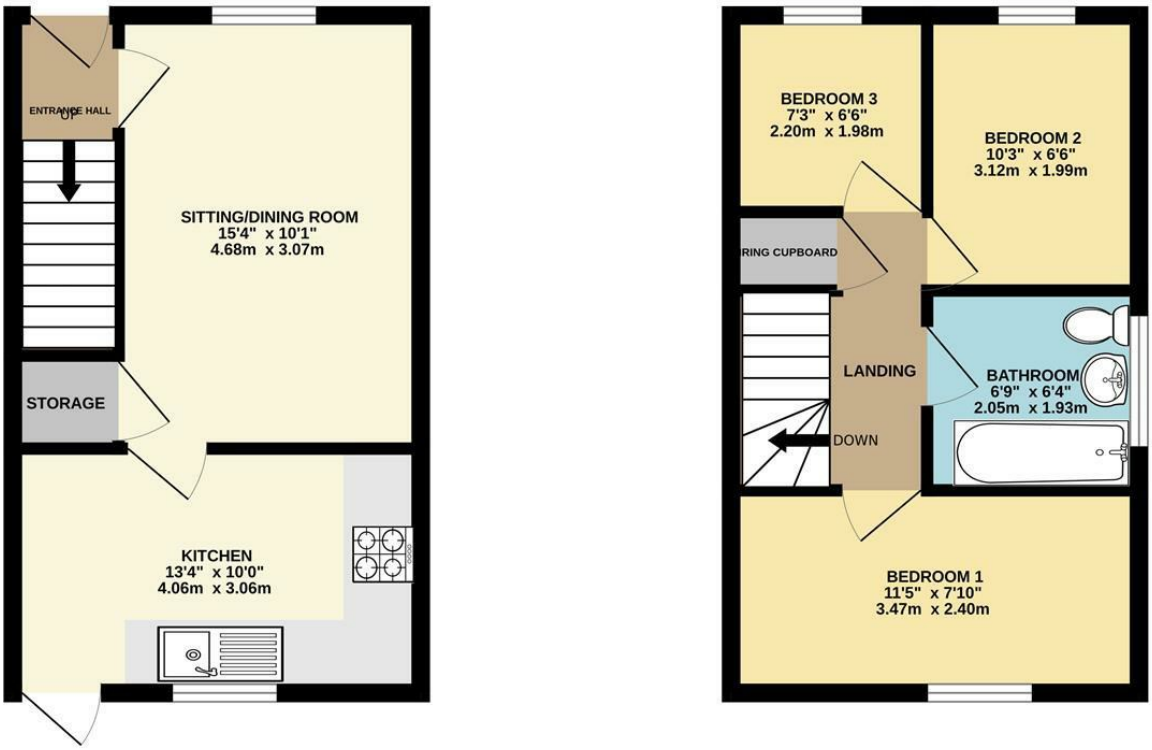
The photographs used were taken prior to the current tenants occupying the property, and the condition may therefore vary.

FREEHOLD

COUNCIL TAX BAND - C

GROUND FLOOR
277 sq.ft. (25.7 sq.m.) approx.

1ST FLOOR
277 sq.ft. (25.7 sq.m.) approx.



TOTAL FLOOR AREA : 554 sq.ft. (51.5 sq.m.) approx.

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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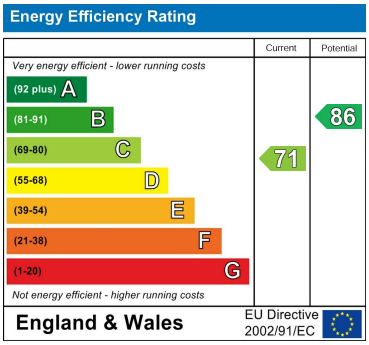
Council Tax Band

C

Energy Performance Graph



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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