FREEHOLD

House - Semi-Detached (EPC Rating: E)

WAVERTREE DRIVE, LEICESTER, LE4 7NW

PRICE:

£250,000

SETHS

3 1 1 E

3 Bedroom House - Semi-Detached located in Leicester

***** UPGRADING WORKS REQUIRED - NO ONWARD CHAIN - THREE BEDROOMS - SEMI DETACHED *****

Seths Estate Agents are pleased to present this three-bedroom semi-detached home located on Wavertree Drive. Offered to the market with no onward chain, the property requires modernisation throughout.

The accommodation begins with a porch leading into the entrance hall, which provides access to the lounge, sitting room and kitchen, with stairs rising to the first floor and useful understairs storage housing the boiler and meters.

The lounge features a bay window to the front aspect, fireplace and double doors opening into the sitting room. The sitting room in turn provides access to the conservatory, which overlooks and opens out onto the rear garden.

The kitchen is fitted with base units, stainless steel sink, partially tiled walls and space for appliances, with access leading through to a rear lobby. From here there is access to an outside WC, additional storage areas and a passage leading to the front of the property.

To the first floor are three bedrooms, including two generous doubles with fitted storage and a third bedroom ideal as a nursery or study. The family bathroom is fitted with a bath and electric shower, wash hand basin and WC.

Externally, the property benefits from a front garden and an ample sized rear garden offering excellent potential for landscaping or extension (subject to planning permission).

GROUND FLOOR

PORCH
Accessed via a UPVC door, providing entry into the entrance hall.

ENTRANCE HALL
13'0" x 6'11"
Comprising a radiator and stairs rising to the first floor. There is a storage cupboard located under the stairs housing the gas-powered boiler, consumer unit, electric meter, and alarm control panel. A double-glazed window faces the side aspect. The hall provides access to the sitting room, lounge, and kitchen.

LOUNGE
11'11" x 11'0"
Featuring a radiator, fireplace, and a double-glazed bay window facing the front aspect. Double doors open into the dining room.

DINING ROOM
12'0" x 11'10"
With access into the conservatory via a wooden door.

KITCHEN
8'8" x 6'11"
Finished with tiled flooring and partially tiled walls, fitted with base-level units and a stainless steel sink. A double-glazed window faces the side aspect. There is space and plumbing for a washing machine and gas supply for a gas cooker with oven. A wooden door provides access into the lobby.

LOBBY
Providing access to a storage room, outside toilet, and a wooden door leading to a passage with access to the front of the property, which incudes a store at the end of the passage.

CONSEVATORY
Finished with tiled flooring, with wooden doors allowing access into the garden.

FIRST FLOOR

LANDING
7'3" x 6'6"
Providing access to all rooms on the first floor. A stained-glass window faces the side aspect.

BEDROOM ONE
11'8" x 11'0"
Comprising a radiator, inbuilt storage cupboard, and a double-glazed bay window facing the front aspect.

BEDROOM TWO
12'0" x 11'10"
With a radiator, inbuilt storage cupboard, and a double-glazed window facing the rear aspect.

BEDROOM THREE
7'4" x 7'1"
Featuring a radiator and a double-glazed window facing the front aspect.

BATHROOM
8'8" x 6'11"
Comprising a radiator, tiled walls, hatch providing access into the loft, toilet, vinyl bathtub with electric shower, wash hand basin, and a double-glazed window facing the rear aspect.

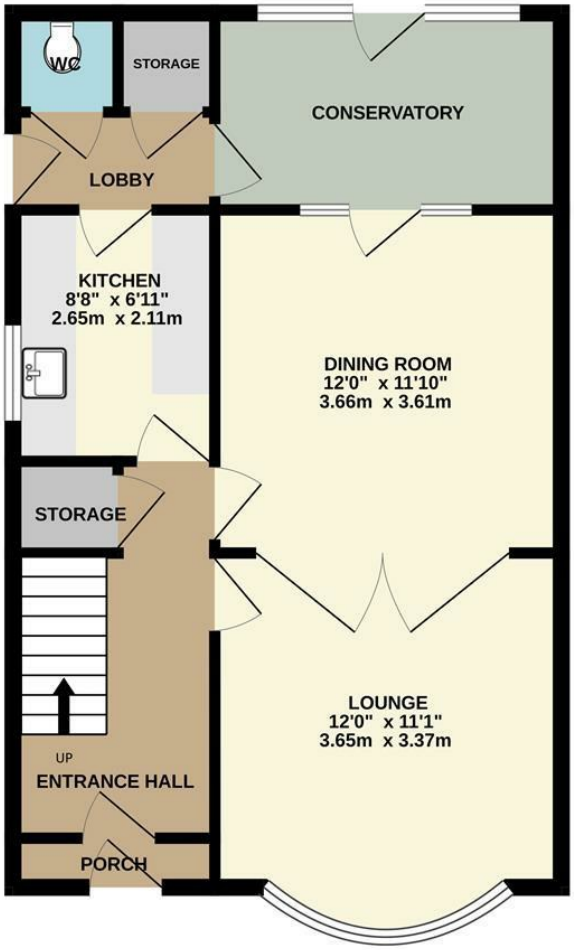
OUTSIDE
To the rear the property features an ample sized garden, with potential to extend subject to planning permission, partially secluded by hedges and wooden fenced perimeter.

FREEHOLD

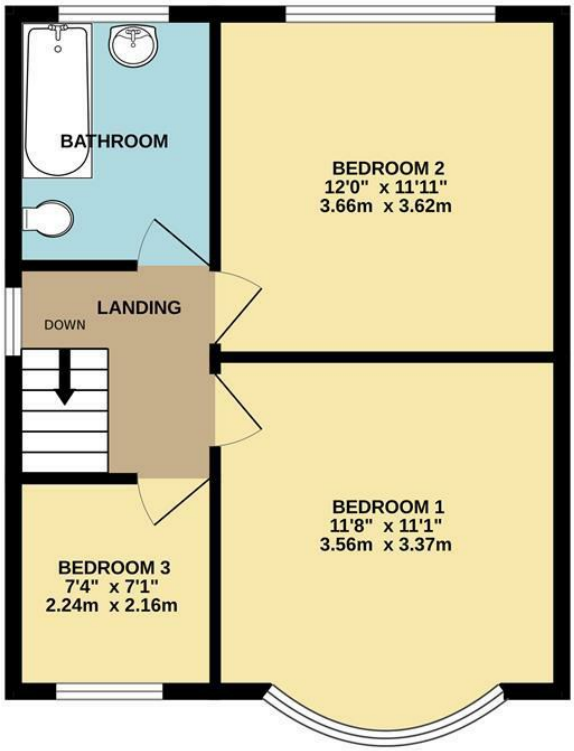
COUNCIL TAX BAND - B

ADDITIONAL INFORMATION
Tenure: Freehold
EPC rating: E
Council Tax Band: B (Leicester)
Council Tax Rate: £1,872.67
Mains Gas: Yes
Mains Electricity: Yes
Mains Water: Yes
Mains Drainage: Yes
Broadband availability: Superfast Fibre Broadband

GROUND FLOOR



1ST FLOOR

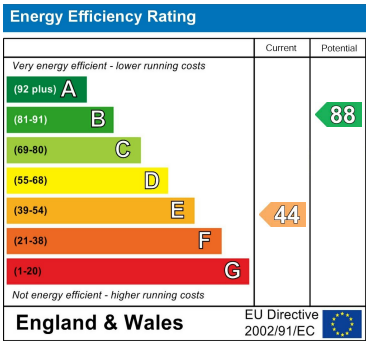


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.
Made with Metropix ©2026

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