FREEHOLD

House - Semi-Detached (EPC Rating:)

Northumberland Avenue, Leicester, LE4 6RQ

PRICE:

£360,000

SETHS

3 1 2

3 Bedroom House - Semi-Detached located in Leicester

***** THREE BEDROOMS - CORNER SEMI DETACHED - DRIVEWAY - POTENTIAL TO EXTEND (STPP) - BELGRAVE *****

Seths Estate Agents are pleased to present this three-bedroom semi-detached home located on Northumberland Avenue, offering off-road parking and a particularly large rear garden with excellent potential to extend, subject to the relevant planning permissions.

The property comprises an entrance hall with storage, a front lounge with bay window, and an open-plan dining room with sliding doors leading out to the rear garden. The kitchen is fitted with base and eye-level units, integrated oven with gas hob and extractor, and space for white goods, with direct access to the garden. The home further benefits from external and internal insulation completed within the last two years.

Upstairs offers three bedrooms, including a spacious main bedroom with bay window and built-in storage, a second double bedroom, and a third bedroom with over-stairs storage. There is also a separate WC and a modern shower room.

Outside, the rear garden is a standout feature, beginning with a paved patio area and extending to a large lawn, all enclosed by wooden fencing. The size of the plot offers scope for a rear or double-storey extension, subject to planning. To the front is a block-paved driveway providing off-road parking for two vehicles.

The property also benefits from a substantial outbuilding currently used as a workshop/storage space, with potential for conversion into additional living space, subject to planning permission.

Contact Seths to Arrange A Viewing

GROUND FLOOR

ENTRANCE HALL
12'1" x 6'11"
Laminate flooring, accessed via a UPVC door, thermostat control, alarm control panel, radiator, and storage cupboard under the stairs. Wide staircase rising to the first floor, providing access into the lounge and kitchen.

LOUNGE
11'10" x 10'10"
Finished with laminate flooring, radiator, consumer unit, double glazed bay window facing the front aspect, electric radiator, and open access into the dining room.

DINING ROOM
12'7" x 11'10"
Laminate flooring, open access into the kitchen, base and high-level units, radiator, dining area, fireplace, additional radiator, and sliding double glazed doors allowing access into the garden.

KITCHEN
11'7" x 6'11"
Tiled flooring, partially tiled walls, base and high-level units, integrated gas burner with integrated oven and extractor, dual stainless steel sink, plumbing and space available for a dishwasher and washing machine, space for a fridge, double glazed UPVC door allowing access into the garden, and gas-powered combination boiler.

LANDING
9'4" x 6'11"
Carpeted flooring, double glazed window facing the side aspect, hatch allowing access into the loft, and access to all rooms on the first floor.

FIRST FLOOR

BEDROOM ONE
14'1" x 11'10"
Laminate flooring, radiator, inbuilt storage cupboard, and double glazed bay window facing the front aspect.

BEDROOM TWO
11'9" x 11'3"
Laminate flooring, radiator, and double glazed window facing the rear aspect.

BEDROOM THREE
8'9" x 6'11"
Laminate flooring, radiator, double glazed window facing the front aspect, and inbuilt storage cupboard over the stairs.

W/C
3'10" x 2'6"
Finished with vinyl flooring, wash hand basin, toilet, and double glazed window facing the rear aspect.

BATHROOM
6'7" x 5'0"
Vinyl flooring, tiled walls, wash hand basin with vanity unit, toilet, double glazed window facing the rear aspect, standing shower cubicle with panelled walls and mixer function, and standing radiator.

OUTBUILDING
To the rear, the property features a slabbed garden patio area providing access to an outside storage shed/garage. A wooden gate allows access to the front. The property benefits from an ample-sized garden which, subject to the proper planning, could allow for a possible double-storey rear extension. The garden continues to a concrete base with a grass lawn and is secluded by a wooden perimeter along the border.

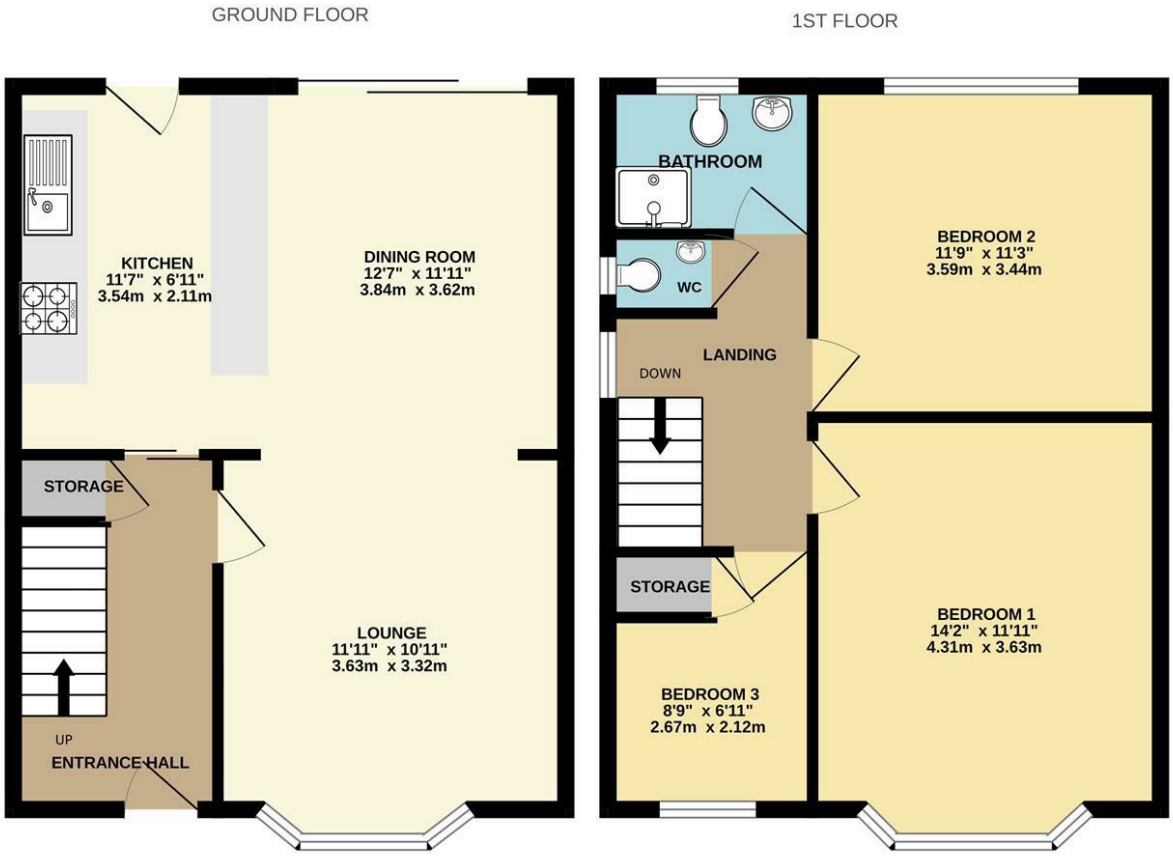
To the front, there is a block-paved driveway providing parking for two vehicles, secluded by a partial brick-built perimeter.

SHED/OUTBUILDING
22'4" x 9'9"
Finished with slabbed surfacing and fully enclosed within a wooden structure. Currently used as a workshop/storage area, with potential to be converted into a liveable space subject to the necessary planning permissions.

FREEHOLD

COUNCIL TAX BAND - B

ADDITIONAL INFORMATION
Tenure: Freehold
EPC rating: TBC
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



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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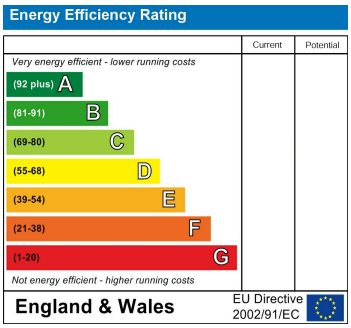
Council Tax Band

B

Energy Performance Graph



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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.

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