FREEHOLD







House - Semi-Detached (EPC Rating: C)

34 Dean Road, Belgrave, Leicester, LE4 6GN

Offers Over

£325,000

SETHS

3 2 1 C

3 Bedroom House - Semi-Detached located in Leicester

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

Seths Estate Agents are pleased to bring to market this three-bedroom semi-detached property located on Dean Road in the popular Belgrave area of Leicester. The property benefits from off-road parking for one vehicle and potential to extend, subject to the necessary planning permissions, making it an ideal opportunity for families and first-time buyers alike.

To the rear, the property features a slabbed patio area leading onto a lawned garden, enclosed by a combination of hedging and a wooden perimeter, with access from the lobby and a sliding door from the dining room.

Internally, the ground floor comprises an entrance porch, an entrance hall, a well-appointed kitchen with integrated appliances, a lobby, a ground floor shower room, a dining room with sliding doors to the garden, and a lounge with a bay window to the front. To the first floor are three bedrooms, a family bathroom, and a landing, with a recently insulated loft accessed via a hatch.

Contact Seths to arrange a viewing.

GROUND FLOOR

PORCH
Carpeted flooring. Accessed via a uPVC door, with a further uPVC door providing entry into the property.

ENTRANCE HALL
13'6" x 6'3"
Carpeted flooring, radiator, storage cupboard beneath the stairs. Stairs leading to the first floor. Provides access to the kitchen and lounge.

KITCHEN
19'1" x 9'5"
Vinyl flooring, radiator, base and high-level units, gas combination boiler housed in a unit, stainless steel sink, integrated four-ring gas hob with oven and extractor over, integrated dishwasher, integrated base-level fridge, space for a further fridge, partially tiled walls, two double-glazed windows to the side aspect. Door providing access to the side passage. Provides access to the lobby.

LOBBY
9'5" x 4'0"
Vinyl flooring, radiator, space and plumbing for washing machine. Metal door providing access to the garden. Provides access to the ground floor shower room.

GROUND FLOOR SHOWER ROOM
9'4" x 5'6"
Vinyl flooring, tiled walls, standing radiator, standing shower cubicle with electric shower, wash hand basin, WC, double-glazed window to the side aspect, double-glazed window to the rear aspect.

DINING ROOM
12'2" x 10'7"
Carpeted flooring, radiator. Sliding double-glazed door providing access to the rear garden. Open access through to the lounge.

LOUNGE
11'5" x 10'7"
Carpeted flooring, radiator, double-glazed bay window to the front aspect.

FIRST FLOOR

LANDING
8'5" x 6'3"
Carpeted flooring, double-glazed window to the side aspect. Provides access to all first-floor rooms.

BEDROOM ONE
11'5" x 10'7"
Carpeted flooring, radiator, double-glazed bay window to the front aspect.

BEDROOM TWO
12'2" x 10'7"
Carpeted flooring, radiator, storage cupboard, double-glazed window to the rear aspect.

BEDROOM THREE
8'5" x 6'4"
Carpeted flooring, radiator, double-glazed window to the front aspect.

BATHROOM
6'4" x 6'2"
Vinyl flooring, tiled walls, panelled bath with mixer



shower function, wash hand basin, WC, double-glazed replacement window to the rear aspect. Loft hatch, with the loft recently insulated.

OUTSIDE

To the rear, the property features a slabbed patio area with a grass lawn, secluded by a combination of hedging and a wooden perimeter. The garden can be accessed via the lobby or the sliding door from the dining room. There is potential to extend, subject to planning permission. To the front, the property benefits from off-road parking for one vehicle.

FREEHOLD

COUNCIL TAX BAND - B

ADDITIONAL INFORMATION

Tenure: Freehold
EPC rating: C
Council Tax Band: B (Leicester)
Council Tax Rate: £1,966.81
Mains Gas: Yes
Mains Electricity: Yes
Mains Water: Yes
Mains Drainage: Yes
Broadband availability: Superfast Fibre Broadband

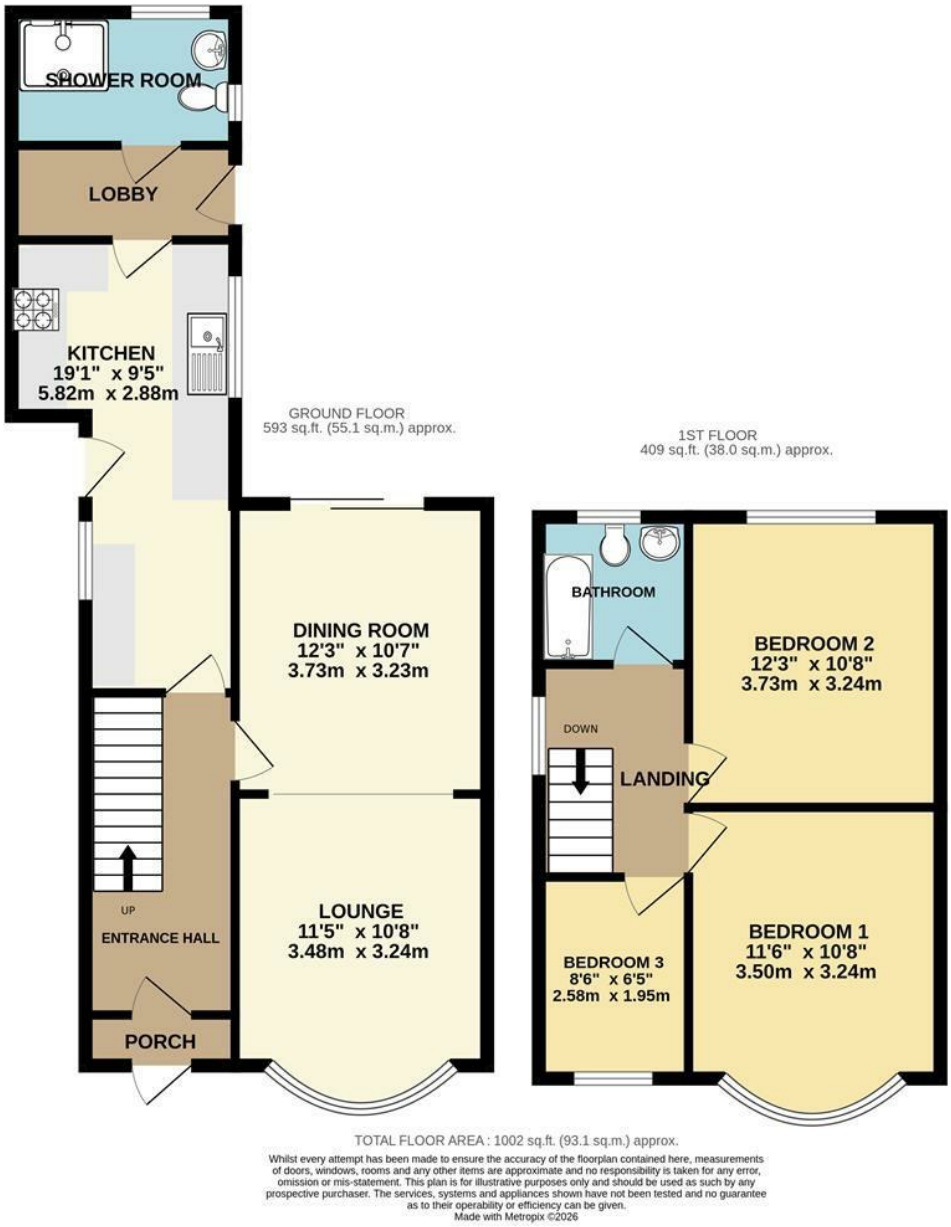








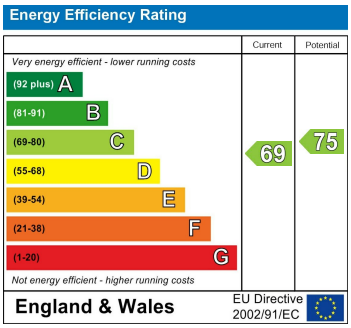




Council Tax Band

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.

SETHS