House - Semi-Detached (EPC Rating:)

Berridge Lane, Belgrave, Leicester, LE4 7QA

PRICE:

£325,000

SETHS

3 2 2

3 Bedroom House - Semi-Detached located in Leicester

***** BELGRAVE - SEMI DETACHED HOME - EXTENDED - THREE BEDROOMS *****

Seths are delighted to present this extended three-bedroom semi-detached home situated on Berridge Lane in Belgrave. The property is offered to the market with off-road parking for one vehicle and a generous rear garden, making it an ideal purchase for families or first-time buyers.

The ground floor comprises a welcoming entrance hall with storage, a spacious bay-fronted lounge, and an extended kitchen/diner with ample unit space and sliding doors opening onto the garden. A convenient downstairs WC completes the ground floor.

To the first floor are three well-proportioned bedrooms – two generous doubles with inbuilt storage and a good-sized single – together with a family bathroom.

Externally, the property enjoys a driveway to the front and an ample-sized rear garden with excellent scope for outdoor living.

Please Contact Seths today to arrange a viewing! 0116 266 9977

GROUND FLOOR

PORCH
Providing entry into the entrance hall.

ENTRANCE HALL
12'6" x 6'11"
Carpeted flooring with a storage cupboard accommodating the meters and consumer unit. Stairs lead to the first floor, with a radiator, and access to the lounge, kitchen, and downstairs WC.

DOWNSTAIRS W/C
Situated under the stairs with carpeted flooring, tiled walls, wash hand basin, toilet, and a double-glazed window to the side aspect.

KITCHEN AND DINER
18'11" x 17'5"
A spacious kitchen with base and high-level units, partially tiled walls, and carpeted flooring. Features include an integrated four-ring gas burner with extractor over, stainless steel sink, space and plumbing for a washing machine, and space for a fridge. A dining area with radiator and sliding double-glazed doors provides access into the rear garden, while additional sliding doors connect to the lounge.

LOUNGE
22'2" x 10'9"
A generous reception room with carpeted flooring, two radiators, and a double-glazed bay window facing the front aspect. Provides access back into the entrance hall.

FIRST FLOOR

LANDING
Carpeted flooring with a double-glazed window to the side aspect, allowing access to all rooms on the first floor.

BEDROOM ONE
11'5" x 10'9"
Carpeted flooring, inbuilt storage cupboards, radiator, and a double-glazed window overlooking the rear aspect.

BEDROOM TWO
10'9" x 10'5"
Laminate flooring, inbuilt storage cupboard, radiator, and a double-glazed bay window facing the front aspect.

BEDROOM THREE
6'11" x 6'11"
Carpeted flooring, radiator, inbuilt storage cupboard, and a double-glazed window to the front aspect.

BATHROOM
Finished with tiled flooring and walls, comprising wash hand basin, toilet, corner tub with electric shower over, radiator, and a double-glazed window to the rear aspect.

OUTSIDE

To the front, the property offers off-road parking for one vehicle and a lawned garden. To the rear is an ample-sized garden, featuring both patio and lawned areas, all enclosed for privacy—ideal for family use and outdoor entertaining.

FREEHOLD

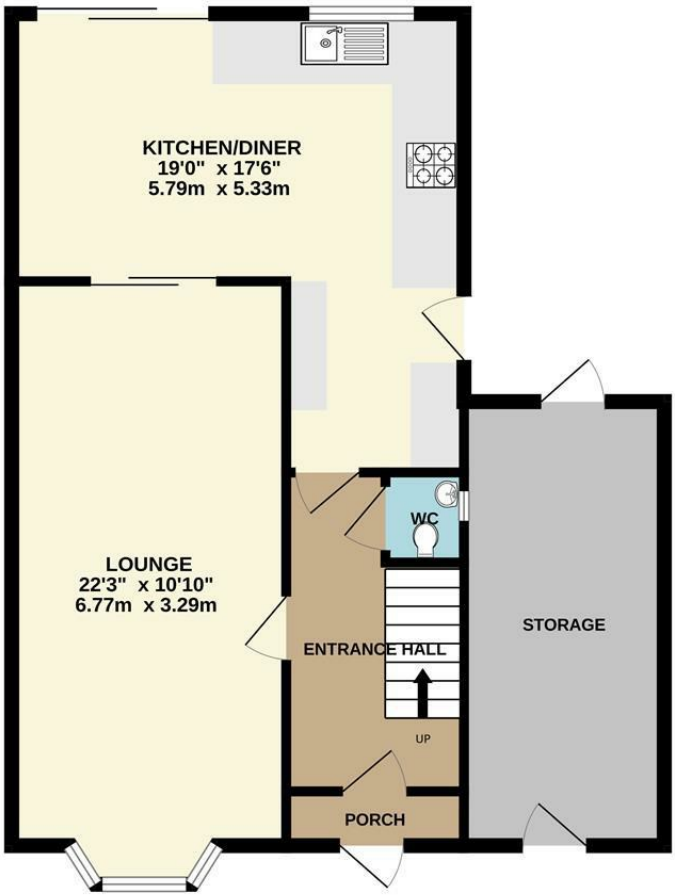
COUNCIL TAX BAND - B

ADDITIONAL INFORMATION

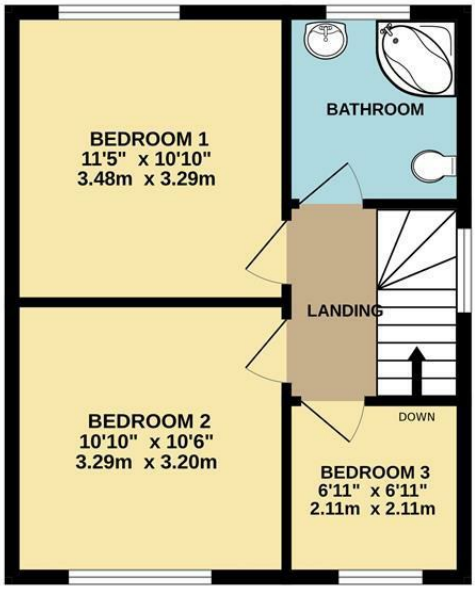
Tenure: Freehold
EPC rating: TBC
Council Tax Band: B (Leicester)
Council Tax Rate: £1,872.67
Mains Gas: Yes
Mains Electricity: Yes
Mains Water: Yes
Mains Drainage: Yes
Broadband availability: Superfast Fibre Broadband

LISTERINE

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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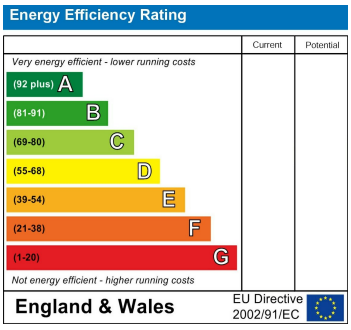
Council Tax Band

B

Energy Performance Graph



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SETHS