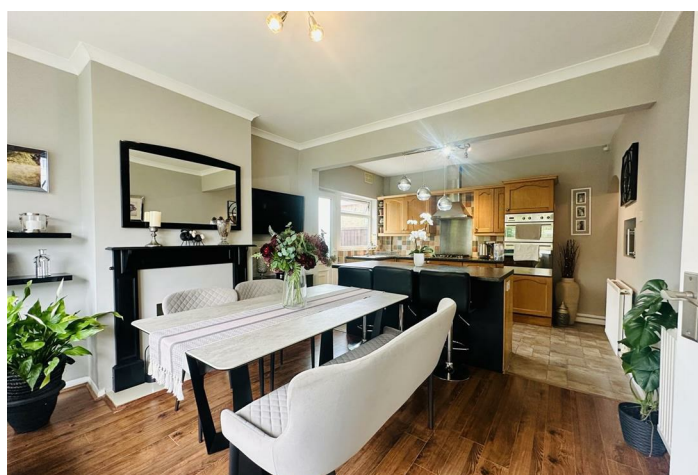
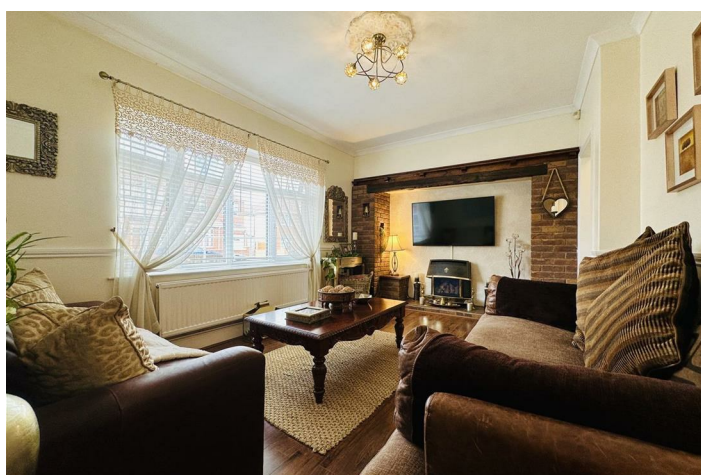


FREEHOLD



House - Semi-Detached (EPC Rating:)

Pauline Avenue, Belgrave, Leicester, LE4 7RB

Offers Over

£335,000



3 Bedroom House - Semi-Detached located in Leicester

*** IDEAL FAMILY HOME - EARLY VIEWING RECOMMENDED - SEMI DETACHED HOME ***

Seths are pleased to present this ready-to-move-into three-bedroom semi-detached home on Pauline Avenue. Offering a different layout to typical homes in the area, this property provides spacious and versatile living throughout.

Inside, the bay-fronted lounge leads into a generous kitchen diner with an island, integrated appliances, and sliding doors to the garden. There's also a downstairs WC, additional sitting space, and a useful utility/lobby with access to the garden and garage.

Upstairs are three good-sized bedrooms, two with built-in storage, and a modern family bathroom with shower cubicle. Outside, the rear garden features a lawn and patio, all secluded by fencing, with side access to the front.

For further details or to arrange a viewing, contact Seths today.

GROUND FLOOR

ENTRANCE HALL

Welcoming entrance hall with laminate flooring, radiator, alarm control panel, and stairs leading to the first floor. Accessed via a UPVC front door, with doors leading to the lounge, diner/kitchen, and understairs storage.

LOUNGE

15'6" x 10'10"

Bright and spacious with laminate flooring, feature fireplace, radiator, and a double glazed bay window facing the front aspect. Provides access into the kitchen.

KITCHEN/DINER

18'10" x 11'11"

A superb open-plan space ideal for modern living. This area features laminate flooring with a double glazed bay window overlooking the rear garden and sliding double glazed doors providing direct access to the patio. The dining area leads seamlessly into the kitchen, which is equipped with base-level island units, eye-level units, an integrated oven and grill, and a four-ring gas burner with extractor over. The kitchen also includes a stainless steel sink beneath a double glazed window facing the side aspect, a recess for a microwave, partially tiled walls, and a UPVC door leading to the utility/lobby area. From here, there is open access to the downstairs WC, additional understairs storage, and the lounge.

DOWNSTAIRS W/C

Practical ground floor WC with vinyl flooring, wash hand

basin, toilet, spotlighting, panelled ceilings, and double glazed window facing the front aspect.

UTILITY ROOM

8'0" x 5'3"

Vinyl tiled flooring, UPVC door allowing access to the outside, stainless steel sink, base-level unit, plumbing for washing machine, space for fridge, and double glazed window facing the front aspect.

FIRST FLOOR

LANDING

Spacious first-floor landing with laminate flooring, radiator, and access to all first-floor rooms.

BEDROOM ONE

14'3" x 11'1"

Large double bedroom with laminate flooring, radiator, inbuilt storage cupboards, and double glazed window facing the front aspect.

BEDROOM TWO

12'0" x 10'11"

Double bedroom featuring laminate flooring, radiator, inbuilt storage cupboard, and double glazed window facing the side aspect.

BEDROOM THREE

7'6" x 7'5"

BATHROOM

Finished with tiled flooring, tiled walls, panelled ceilings, standing radiator, toilet, wash hand basin with vanity unit, standard shower cubicle with electric



shower, double glazed window facing the rear aspect, and hatch providing loft access.

OUTSIDE

To the front, the property offers off-road parking for two vehicles on a neatly paved driveway, with direct access to the garage. A secure gate provides entry into the rear garden, allowing convenient access to the property from the garden side.

The rear garden features a slabbed patio area, accessed via a secure metal gate. The patio wraps around the perimeter of the property, providing entry into the main lounge, kitchen, and utility/lobby area. A central grass lawn, secluded by wooden fencing, offers a private outdoor retreat. There is also access to the garage from the garden.

COUNCIL TAX BAND - C

FREEHOLD

ADDITIONAL INFORMATION

Tenure: Freehold

EPC rating:

Council Tax Band: C (Leicester)

Council Tax Rate: £2,140.20

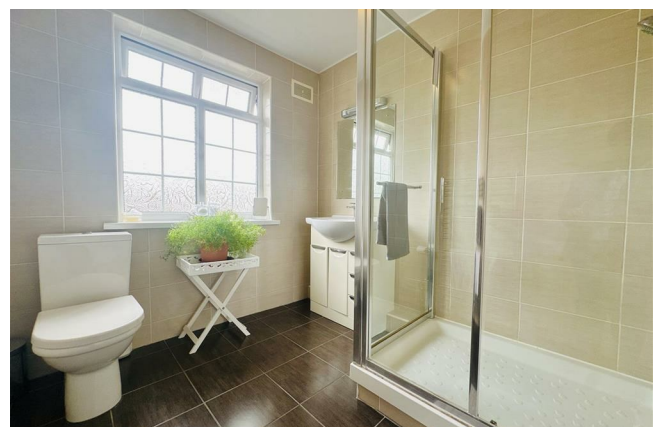
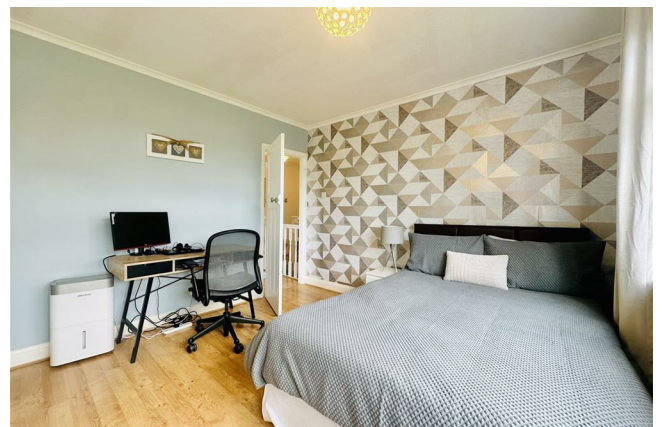
Mains Gas: Yes

Mains Electricity: Yes

Mains Water: Yes

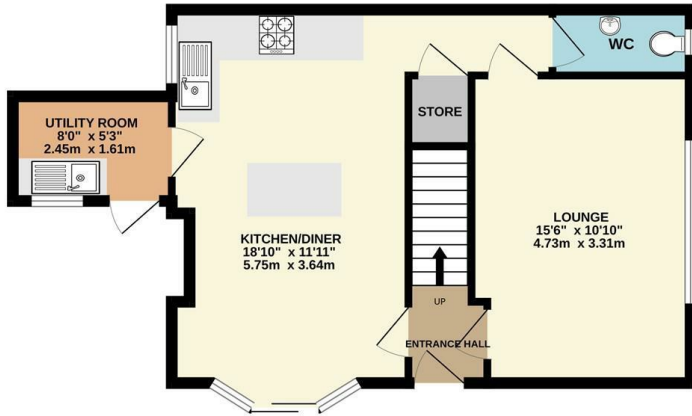
Mains Drainage: Yes

Broadband availability: Superfast Fibre Broadband

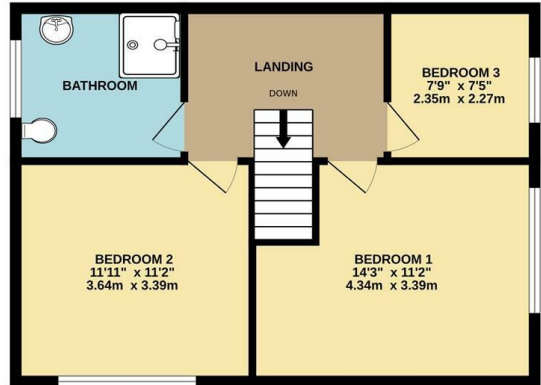




GROUND FLOOR



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

C

Energy Performance Graph

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

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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.

