

FREEHOLD



House - Semi-Detached (EPC Rating: )

**Berridge Lane, Belgrave, Leicester, LE4 7QA**

**PRICE:**

**£325,000**

**SETHS**



# 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

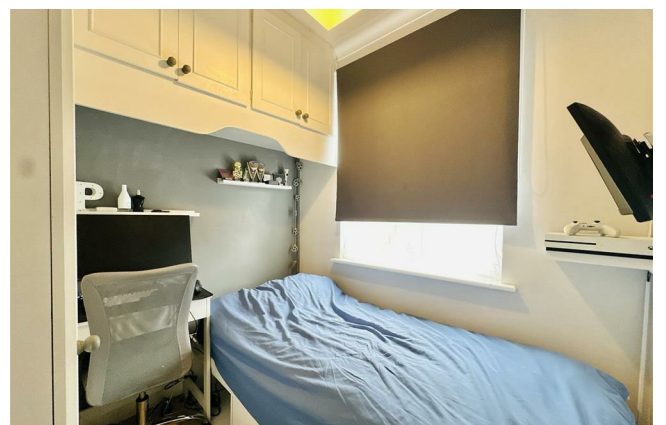
Mains Gas: Yes

Mains Electricity: Yes

Mains Water: Yes

Mains Drainage: Yes

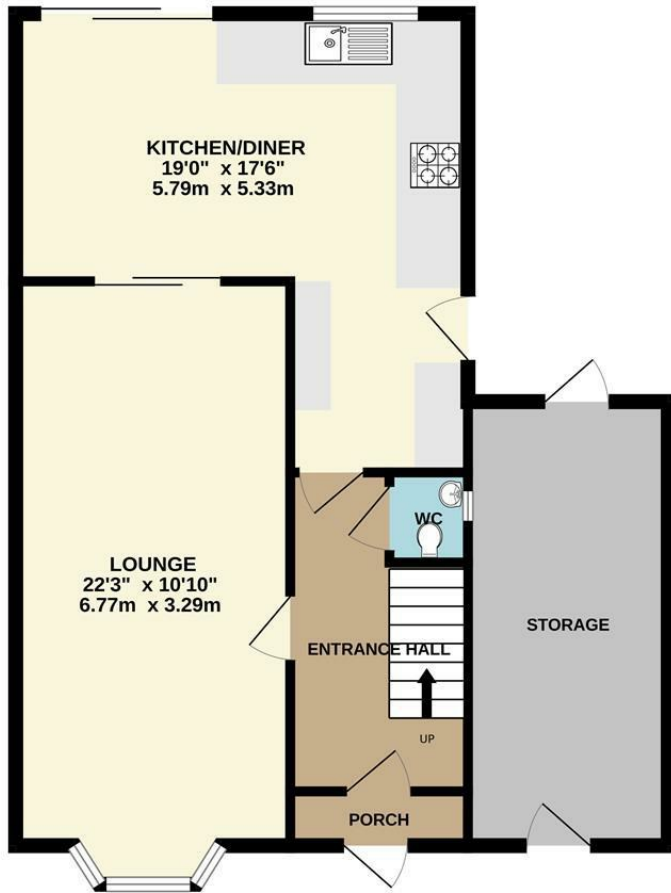
Broadband availability: Superfast Fibre Broadband



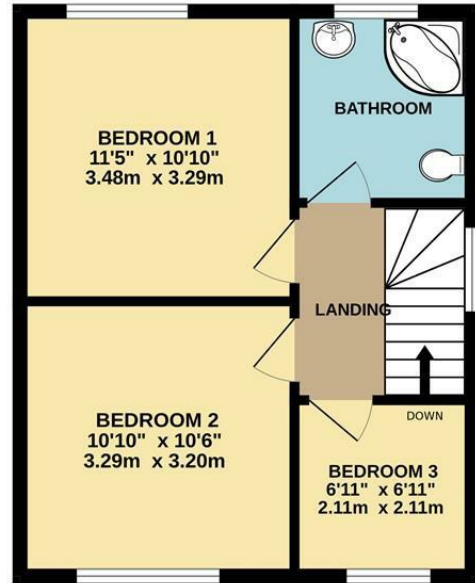


Belgrave Office Sales | 20 Loughborough Road, Leicester, LE4 5LD

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

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

Call us on

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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.

