

FREEHOLD



House - Semi-Detached (EPC Rating: D)

Thurcaston Road, Belgrave, Leicester, LE4 2RF

Offers Over

£350,000

 **SETHS**

 4  2  2  D

# 4 Bedroom House - Semi-Detached located in Leicester

Seths are delighted to market this EXTENDED FOUR BEDROOM SEMI DETACHED HOUSE situated closely to local schools and amenities. This property would make an ideal family home, in brief the ground floor comprises of an entrance hallway, THROUGH LOUNGE / DINER, kitchen, utility room, DOWNSTAIRS SHOWER ROOM AND W.C.

The first floor comprises of FOUR BEDROOMS, upstairs kitchen which can be converted into a ensuite and a family bathroom. This property further benefits from a large rear garden, front garden, single car garage, driveway for 2/3 cars, double glazing and gas central heating.

Viewings by appointment only

## SUMMARY DESCRIPTION

Seths are delighted to market this EXTENDED FOUR BEDROOM SEMI DETACHED HOUSE situated closely to local schools and amenities. This property would make an ideal family home, in brief the ground floor comprises of an entrance hallway, through lounge/diner, downstairs kitchen, utility room, downstairs shower room & w/c.

The first floor comprises of four bedrooms, upstairs kitchen which can be converted into a ensuite and a family bathroom. This property further benefits from a large rear garden, front garden, single car garage, driveway for 2/3 cars, double glazing and gas central heating.

Viewings by appointment only

## GROUND FLOOR

### ENTRANCE HALL

Solid oak flooring, radiator, access to stairs.

### LOUNGE/DINER

35'4" x 11'3"

Carpeted flooring, log burner, space for dining table, radiators, patio door to rear, double glazed window facing front aspect.

### KITCHEN / DINER

17'3" x 8'6"

Partly tiled walls, base level units, eye level units, sink with drainer, space for gas / electric cooker, extractor fan over, radiator, double glazed windows facing rear aspect.

### W/C

Partly tiled walls, w/c, wash hand basin, window facing side aspect.

### UTILITY ROOM

Tiled flooring, base level units, eye level units, plumbing for washing machine, space for dryer, sink with drainer, door to rear.

### SHOWER ROOM

Tiled walls, walk in shower.

### GARAGE

Single car garage, door to front, garage door.

## FIRST FLOOR

### LANDING

Carpeted flooring.

### BEDROOM / LOUNGE

15'9" x 10'11"

Carpeted flooring, gas fireplace, radiator, double glazed window facing front aspect.

### KITCHEN/ENSUITE

9'3" x 10'10"

Laminated flooring, base level units, eye level units, space for duel fuel cooker, sink with drainer, integrated fridge/freezer, double glazed window facing rear aspect.

Can be converted back into Ensuite.

### BATHROOM

Newly fitted bathroom with partly tiled walls, w/c,



wash hand basin, bathtub, corner shower cubicle, Karndeian white oak flooring, heated towel rail, double glazed window facing rear aspect.

#### **BEDROOM**

13'5" m x 10'4"

Carpeted flooring, radiator, double glazed window facing rear aspect.

#### **BEDROOM**

13'10" x 11'1"

Carpeted flooring, radiator, double glazed window facing front aspect.

#### **BEDROOM**

9'1" x 6'5"

Carpeted flooring, radiator, double glazed window facing front aspect.

#### **OUTSIDE**

##### **REAR**

Lawned area, slabbed, access to shed and partly brick wall with part fencing.

##### **FRONT**

Lawned area, slabbed, 2/3 car driveway which leads to a single garage.

##### **FREEHOLD**

##### **COUNCIL TAX BAND - C**

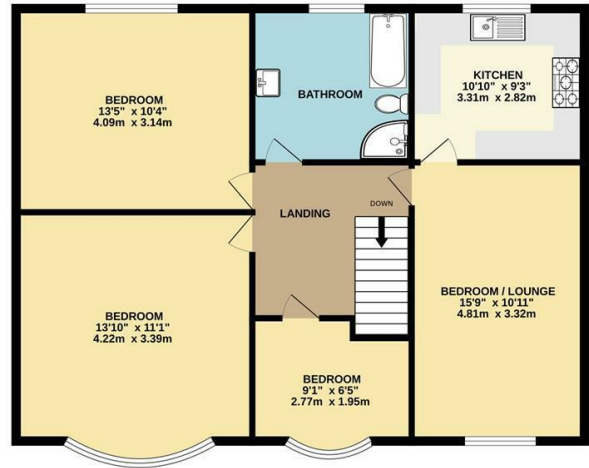




GROUND FLOOR



1ST FLOOR

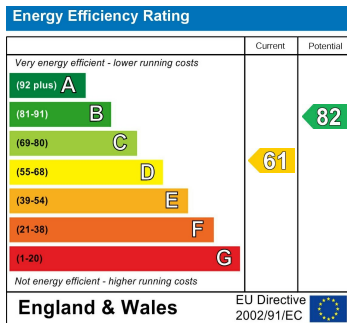


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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



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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.

