FREEHOLD

House - Semi-Detached (EPC Rating:)

The Greenway, Belgrave, Leicester, LE4 5JW

Offers Over

£335,000

SETHS

3 2 2

3 Bedroom House - Semi-Detached located in Leicester

***** BELGRAVE - EXTENDED - THREE BEDROOMS - DRIVEWAY - FAMILY HOME *****

A well-presented three-bedroom semi-detached home with off-road parking for three vehicles and a low-maintenance rear garden with garage access.

The ground floor features a spacious lounge with a bay window, a separate dining room with garden access, and an extended kitchen with fitted units, an integrated washing machine and an integrated dishwasher. There is also a downstairs WC.

Upstairs, there are three bedrooms, two with built-in storage, a family bathroom with a bathtub and shower, and an additional separate WC.

The paved rear garden is enclosed with garage access, and the front offers ample parking. Conveniently located near local amenities and schools.

Contact Seths for a viewing - 0116 266 9977.

PORCH
6'5" x 1'7"
Accessed via UPVC double doors, featuring carpeted flooring. A stained-glass feature wooden door provides access to the entrance hall.

ENTRANCE HALL
Carpeted flooring with a double-glazed window facing the side aspect. Includes a radiator and provides access to the lounge, dining room, kitchen, and under-stairs WC. Stairs lead to the first floor.

UNDER STAIRS W/C
Laminate flooring, toilet, wash hand basin, and a double-glazed window facing the side aspect.

LOUNGE
14'11" x 11'10"
Carpeted flooring, radiator, and a double-glazed bay window facing the front aspect, gas fireplace

DINING ROOM
14'5" x 11'10"
Carpeted flooring, radiator, and sliding double-glazed doors allowing access to the garden, gas fireplace.

EXTENDED KITCHEN
19'9" x 7'6"
Laminate flooring, radiator, and space for a fridge. Features base and eye-level units, partially tiled walls, a stainless steel sink, and an integrated dishwasher and washing machine. The eye-level unit accommodates a gas-powered combination boiler. Includes an integrated four-ring gas burner with oven and extractor, Loft hatch for storage access. A UPVC door allows access to the garden.

FIRST FLOOR

LANDING
7'4" x 6'5"
Carpeted flooring with a double-glazed window facing the side aspect. Allows access to all first-floor rooms and the loft hatch.

BEDROOM ONE
14'11" x 11'11"
Carpeted flooring, built-in storage cupboard, and a double-glazed bay window facing the front aspect.

BEDROOM TWO
14'5" x 11'11"
Carpeted flooring, built-in storage cupboards, and a double-glazed window facing the rear aspect.

BEDROOM THREE
8'2" x 6'5"
Carpeted flooring, radiator, and a double-glazed window facing the front aspect.

UPSTAIRS W/C
Vinyl flooring, tiled walls, toilet, and a double-glazed window facing the side aspect.

BATHROOM
Vinyl flooring, tiled walls, a standing radiator, and a polyvinyl bathtub with a mixer shower over. A double-glazed window faces the rear aspect.

OUTSIDE
The garden is paved with slabs and provides access to the garage via a wooden door. It is secluded by a

brick-built perimeter along the border. Access to the property is also available through the dining room.

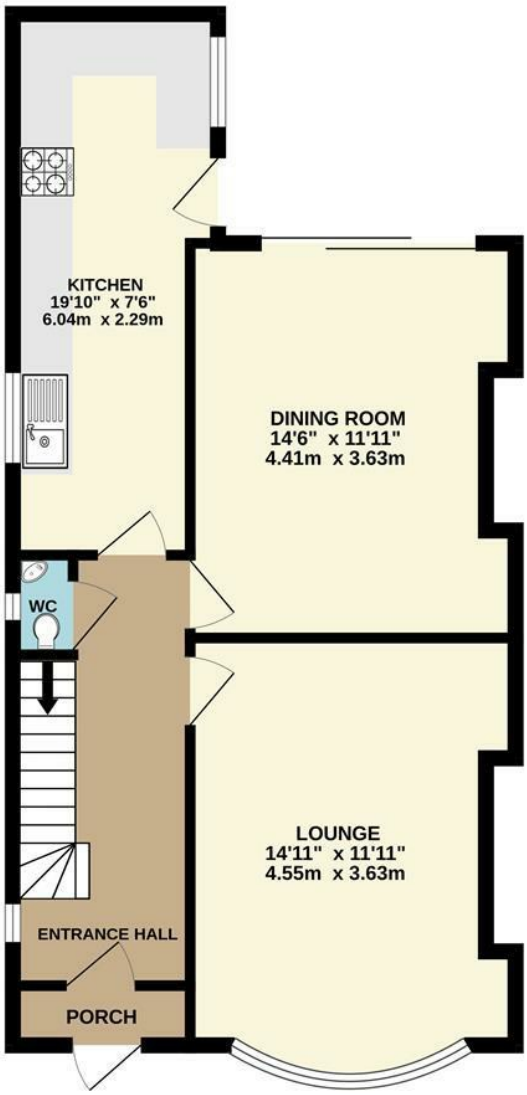
GARAGE

FREEHOLD

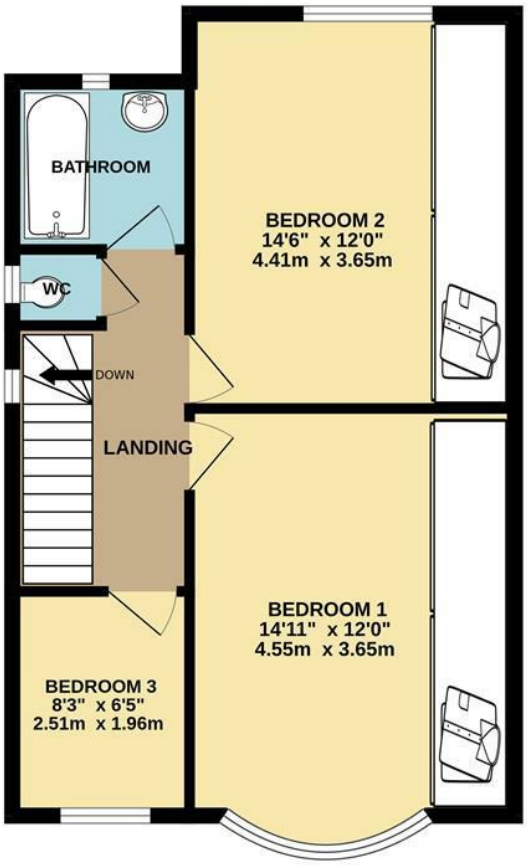
COUNCIL TAX BAND - C

ADDITIONAL INFORMATION
Tenure: Freehold
EPC rating: TBC
Council Tax Band: C
Council Tax Rate: £2,140.20
Mains Gas: Yes
Mains Electricity: Yes
Mains Water: Yes
Mains Drainage: Yes
Broadband availability: Superfast 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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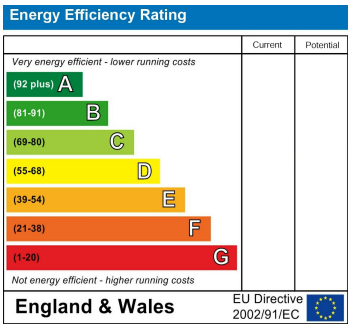
Council Tax Band

C

Energy Performance Graph



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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