

FREEHOLD



House - Semi-Detached (EPC Rating: )

CHECKETTS ROAD, BELGRAVE, LEICESTER, LE4  
5ES

£300,000

 SETHS



# 3 Bedroom House - Semi-Detached located in Leicester

\*\*\* IDEAL FOR FIRST TIME BUYERS - POPULAR LOCATION - UPGRADING WORK REQUIRED

\*\*\* Semi Detached house situated in this popular area of Belgrave situated within walking distance to Melton Road.

Briefly the accommodation comprises of a lounge, dining room, kitchen, three bedrooms and a bathroom. The property benefits from gas central heating, driveway, garage located at the rear and garden.

Viewing is by appointment only and is offered with no chain.

## GROUND FLOOR

### ENTRANCE HALL

Door to front, window to side, radiator, storage cupboard, and under stair storage.

### LOUNGE

13'3" x 11'11"

Bay Fronted Window to front aspect, radiators and carpeted.

### DINING ROOM

13'3" x 11'10"

Sliding patio doors to garden, carpeted and radiator.

### KITCHEN

9'5" x 8'0"

Base and eye level units with worktop over, plumbing for washing machine, gas point for cooker, space for a tumble dryer, access to gas combination boiler, storage pantry. stainless steel sink, window to the rear and door to garden area.

### FIRST FLOOR LANDING

Window to side, access to loft space and carpeted.

### BEDROOM 1

11'11" x 11'8"

Window to front, radiator and carpeted.

### BEDROOM 2

13'2" x 11'11"

Window to rear. radiator and carpeted.

### BEDROOM 3

8'5" x 7'0"

Window to front. radiator and carpeted.

## BATHROOM

Panelled bathtub with shower over, WC, wash hand basin and window to the rear.

## FRONT

## DRIVEWAY

Space for three cars.

## REAR

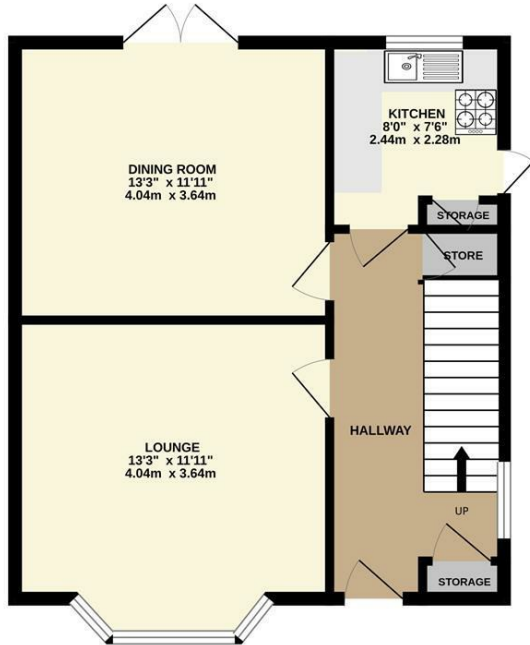
Garage in garden, slabbed area steps to lawned area and secluded by fencing

## COUNCIL TAX BAND B

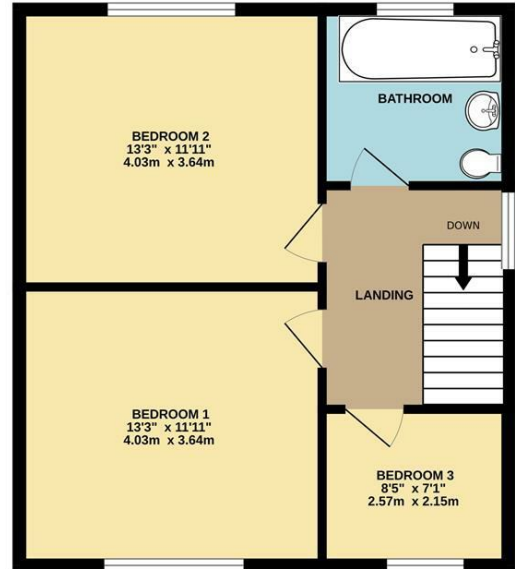
## FREEHOLD



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

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>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

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