

FREEHOLD



House - Semi-Detached (EPC Rating: )

**Barbara Road, Braunstone, Leicester, LE3 2EB**

Offers Over

**£310,000**



# 3 Bedroom House - Semi-Detached located in

## 3-Bedroom Extended Semi-Detached Home.

This well presented three bedroom semi-detached property located on Barbara Road with parking for one vehicle. On the ground floor you will find a well-proportioned entrance hall, a sitting room and an additional extended lounge and a well presented kitchen / diner.

Ascending to the first floor, you'll find three well-appointed bedrooms and a family bathroom.

Outside, the rear garden awaits, featuring a paved path, lawned area, all enclosed by a wooden fenced border. This outdoor oasis also provides access to the brick-built garage, offering ample storage space.

With the potential for extension subject to planning and boasting modern conveniences such as double glazing and gas central heating. Offered to the market with no chain, contact Seths Estate Agents today to arrange a viewing.

### ENTRANCE HALL

uPVC door to enter, laminate flooring, storage cupboard to include electric meter, radiator, stairs leading to the first floor, providing access to the sitting room, extended lounge and kitchen/diner. Storage cupboard located under the stairs, radiator.

### SITTING ROOM

13'8" x 11'0"  
Carpeted flooring, radiator, double-glazed bay window facing the front aspect

### EXTENDED LOUNGE

23'10" x 12'0"  
Laminate flooring, fireplace, radiator X2, sliding metal door providing access to the garden.

### KITCHEN/DINER

15'10" x 7'7"  
Vinyl flooring, partially tiled walls, radiator, base and eye level units, 2X double glazed window facing the side aspect, stainless steel sink, plumbing and space available for a washing machine, integrated four-ring gas burner with an integrated oven and integrated extractor over, space for a fridge, providing access to the lobby.

### LOBBY

Vinyl flooring, providing access to W/C, uPVC door leading to the garden

### W/C

Vinyl flooring, toilet, radiator, double-glazed window facing the rear aspect.

### FIRST FLOOR

### LANDING

Carpeted flooring, providing access to all rooms on the

first floor, access to the loft, and double-glazed window facing the side aspect.

### BEDROOM 1

11'1" x 11'0"

### BEDROOM 2

12'0" x 11'3"

### BEDROOM 3

7'10" x 7'8"

Carpeted flooring, radiator, double-glazed window facing the front aspect

### BATHROOM

Vinyl flooring, radiator, storage cupboard accommodating a gas-powered combination boiler, polyvinyl bathtub, double-glazed window facing the rear aspect, fully tiled walls, toilet, wash hand basin.

### OUTSIDE

To the front of the property, you will find a large garden with off-road parking for one car. A combination of brick-built and wooden fencing along the border secludes the front garden. Access to the garage is provided via an up-and-over door. Additionally, a wooden gate leads to a passage leading to the property's garden.

To the rear of the property, access to the garden is provided either through a UPVC door or via a sliding metal door from the extended lounge area. The garden features a paved path offering easy access to all areas, complemented by a grass lawn. The space is secluded by a wooden fenced border along the perimeter, ensuring privacy. Additionally, the garden provides access to a brick-built garage.

### GARAGE



**FREEHOLD**

**COUNCIL TAX BAND - C**

**ADDITIONAL INFORMATION**

Tenure: Freehold

EPC rating: TBC

Council Tax Band: C

Council Tax Rate: £2,037.80

Mains Gas: Yes

Mains Electricity: Yes

Mains Water: Yes

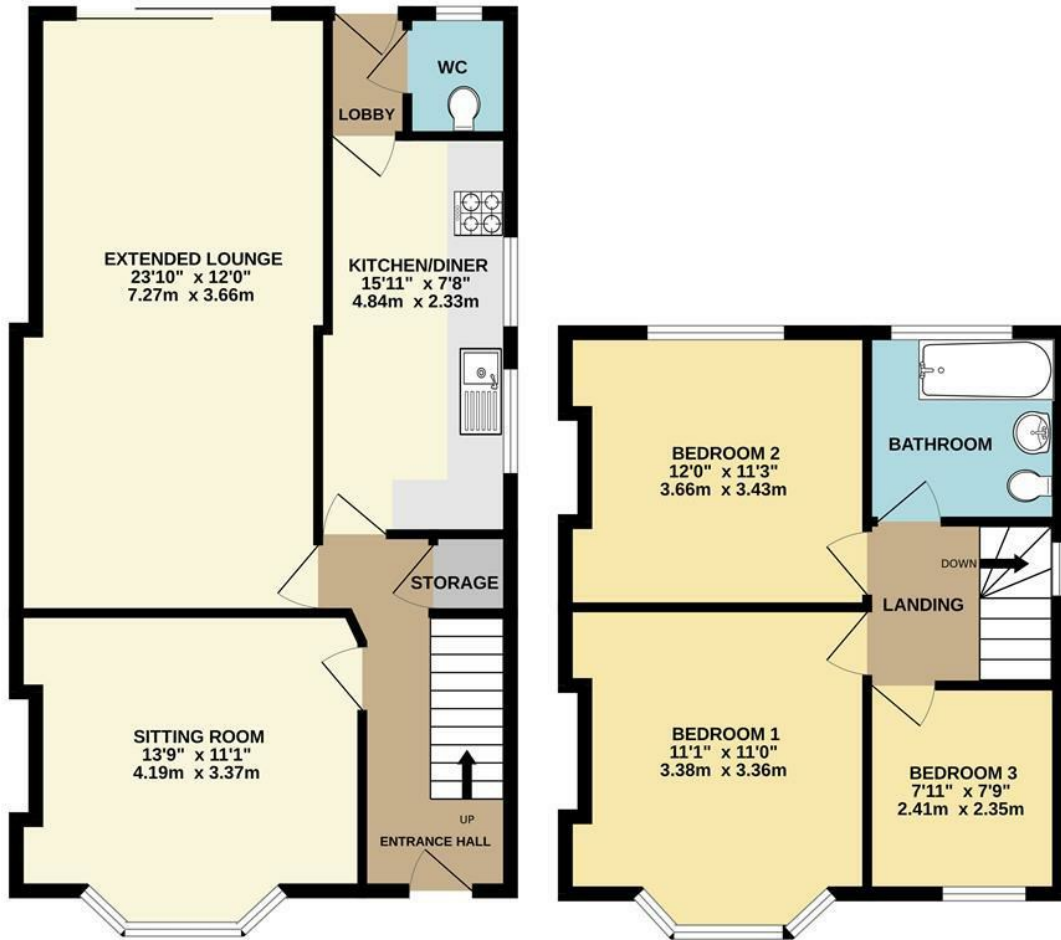
Mains Drainage: Yes

Broadband availability: Fibre





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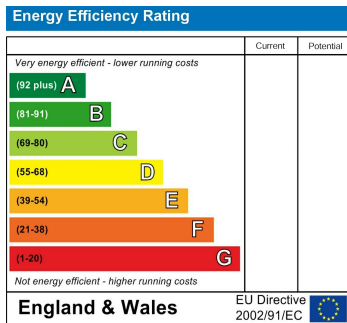


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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