

FREEHOLD



House - Terraced

# ACORN STREET BELGRAVE LEICESTER LE4 6NB

Offers Over

# £270,000

## FEATURES

- Three Bedrooms
- Double Glazing
- Gas Central Heating
- Upstairs W/C
- Sitting Room
- Mid - Terraced
- Popular Location
- Extended Kitchen
- Lounge
- Garden



 **SETHS**

# 3 Bedroom House - Terraced located in Leicester

## LOUNGE

11'8" x 10'7"

Lino flooring, double glazed window facing the front aspect, gas fireplace, storage cupboard to include gas and electric metres, with access to the sitting room via wooden door.

## SITTING ROOM

11'4" x 10'8"

Lino flooring, double glazed window facing the rear aspect, radiator, gas fireplace, storage cupboard located under the stairs., with access to the kitchen via a wooden door.

## EXTENDED KITCHEN

19'1" x 5'10"

Tiled flooring, tiled walls, base level and eye level units, stainless steel sink, double glazed window facing the side aspect, integrated four ring gas burner with oven, integrated extractor over, space for a washer, space for a fridge, gas powered combination boiler, following onto the lobby accessed via a wooden door.

## LOBBY

Tiled flooring, access to garden via uPVC door, and access to storage room and bathroom.

## STORAGE

Tiled walls, tiled flooring, plumbing for easy conversion into additional toilet or shower, double glazed window facing the side aspect.

## BATHROOM

Tiled flooring, polyvinyl corner bathtub with mixer shower attachment, wash hand basin, toilet, double glazed window facing the side aspect, radiator.

## FIRST FLOOR

Carpeted stairs.

## LANDING

Carpeted landing, with access to the loft and all rooms on the first floor

## BEDROOM 1

12'2" x 11'2"

Carpeted flooring, double glazed window facing the front aspect, radiator, fitted cupboards,

## BEDROOM 2

11'5" x 9'6"

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

## W/C

Laminate flooring, tiled walls, double glazed window facing the side aspect, radiator, toilet, wash hand basin.

## BEDROOM 3

9'10" x 6'9"

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

## OUTSIDE

To the rear you will find a garden secluded by a brick perimeter , access to a shared passage leading to the front via a wooden gate.

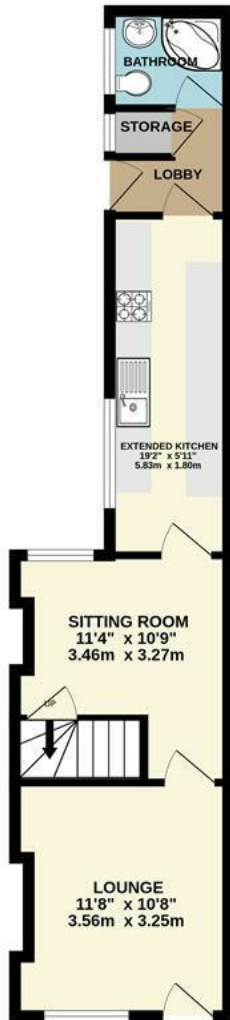
## FREEHOLD

## COUNCIL TAX BAND - A



BELGRAVE OFFICE SALES | 20 LOUGHBOROUGH ROAD, LEICESTER, LE4 5LD

GROUND FLOOR  
400 sq.ft. (37.2 sq.m.) approx.



1ST FLOOR  
325 sq.ft. (30.2 sq.m.) approx.



TOTAL FLOOR AREA: 726 sq.ft. (67.4 sq.m.) approx.

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

A

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		79
(69-80) <b>C</b>		
(55-68) <b>D</b>	54	
(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	

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.

