FREEHOLD

House - Terraced (EPC Rating:)

CORAL STREET, BELGRAVE, LEICESTER, LE4 5BG

PRICE:

£280,000

SETHS

3 1 1

3 Bedroom House - Terraced located in Leicester

***** OPEN PLAN - THREE BEDROOMS - EXTENDED KITCHEN/DINER *****

Seths are delighted to present this extended three-bedroom terraced home in the ever-popular Belgrave area, offering spacious living and modern convenience.

The property features a generous open-plan lounge spanning the front and rear. It has carpeted flooring and a small laminate area near the entrance. A base-level storage unit houses gas and electric meters, and additional storage is under the stairs.

The extended kitchen and diner include base and eye-level units, a stainless steel sink, space for a gas cooker with an integrated extractor, and a dining area. A side lobby provides access to the garden and includes space for appliances. The family bathroom is fully tiled, featuring a toilet, bidet, vanity unit, and polyvinyl bathtub.

Upstairs are three bedrooms, all with carpeted flooring and inbuilt storage. A separate WC with a wash hand basin is also on this floor.

A fantastic opportunity in a prime location—contact Seths today to arrange a viewing!

LOUNGE
25'10" x 10'6"
Open-plan lounge space spanning from the front to the rear aspect. The lounge is finished with carpet flooring, with a small laminate floor area near the entrance. Stairs lead to the first floor, radiators face the front aspect, and a base-level storage unit accommodates gas, electric, and consumer units. A storage area is located under the stairs, and a double-glazed window faces the rear aspect.

EXTENDED KITCHEN/DINER
18'5" x 6'6"
Vinyl flooring, base and eye-level units, partially tiled walls, radiator, stainless steel sink, and a double-glazed window facing the side aspect. There is space and supply for a gas cooker with an integrated extractor over. The dining area houses a gas-powered combination boiler, which is just over a year old and has been regularly serviced. A double-glazed window faces the side aspect, providing access to the lobby.

LOBBY/UTILITY
6'5" x 4'4"
Vinyl flooring, hatch to access the loft storage area, providing access to the bathroom. A door allows access to the garden. A double-glazed window faces the side aspect. Plumbing and space are available for washing machine appliances, with additional space for a fridge.

FAMILY BATHROOM
Vinyl flooring, radiator, toilet, bidet, high-level vanity unit, fully tiled walls, wash hand basin, polyvinyl bathtub, panelled ceilings, and a double-glazed window facing the side aspect.

FIRST FLOOR

LANDING
Carpeted flooring, and radiator, providing access to all rooms on the first floor, with a hatch to access the loft.

BEDROOM ONE
14'0" x 11'10"
Carpeted flooring, inbuilt storage cupboard, radiator, double-glazed window facing the front aspect.

BEDROOM TWO
11'1" x 9'2"
Carpeted flooring, inbuilt storage cupboard, radiator, double-glazed window facing the rear aspect.

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

BEDROOM THREE
8'5" x 5'8"
Carpeted flooring, radiator, inbuilt storage cupboard, double-glazed window facing the right aspect.

OUTSIDE
The property features a paved garden with access to a wooden gate leading to a shed and passageway. The garden is secluded by a brick-built perimeter along the border, providing privacy and security.

ADDITIONAL INFORMATION
Tenure: Freehold
EPC rating: TBC
Council Tax Band: A
Council Tax Rate: £1,528.34
Mains Gas: Yes
Mains Electricity: Yes

Mains Water: Yes
Mains Drainage: Yes
Broadband availability: Fibre

FREEHOLD

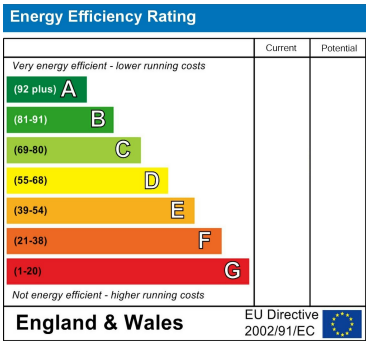
COUNCIL TAX BAND - A

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.
Made with Metropix ©2025

Council Tax Band

A

Energy Performance Graph



Call us on

0116 266 9977

sales@seths.co.uk

www.seths.co.uk

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