FREEHOLD

House - Semi-Detached (EPC Rating: C)

Gayton Avenue, Belgrave, Leicester, LE4 6GR

Offers Over

£300,000

SETHS

3 1 2 C

3 Bedroom House - Semi-Detached located in Leicester

***** THREE BEDROOMS - CORNER POSITION - EXTENDED - CUL DE SAC LOCATION *****

Seths Estate Agents are pleased to present this extended three-bedroom semi-detached property, situated within a quiet cul-de-sac on Gayton Avenue. Occupying a generous plot, the home benefits from ample surrounding land and offers further potential to extend, subject to the relevant planning permissions.

The accommodation comprises an entrance hall with Amtico flooring, a front lounge with bay window and feature fireplace, a downstairs WC, and a separate sitting room which opens into an extended kitchen/dining area. The kitchen/diner provides excellent family space, fitted with base and eye-level units, space for appliances, and sliding doors leading directly onto the rear garden.

To the first floor are three bedrooms, including two doubles with built-in storage, along with a separate WC and a shower room. The landing provides access to the loft.

Outside, the property enjoys a particularly large garden featuring a slabbed patio area with canopy, an extensive lawn, additional paved sections, and an outdoor shed. The size and position of the plot offer excellent scope for further extension or development, subject to planning consent.

A rare opportunity to acquire a spacious, extended family home on a corner plot in a quiet residential cul-de-sac.

GROUND FLOOR

ENTRANCE HALL
15'10" x 6'3"
Finished with Amtico flooring and accessed via a UPVC door. Stairs rise to the first floor, and the hall benefits from a radiator and double-glazed windows facing the front aspect. The entrance hall provides access to the lounge, sitting room, downstairs WC, and kitchen.

LOUNGE
12'4" x 11'0"
Amtico laminate flooring, featuring a radiator, fireplace, and a double-glazed bay window facing the front aspect.

W/C
Located under the stairs and finished with Amtico laminate flooring. Comprising a radiator, toilet, and wash hand basin, with tiled walls and a double-glazed window facing the side aspect.

SITTING ROOM
11'10" x 11'0"
Finished with Amtico laminate flooring and featuring a radiator and fireplace, with open access into the kitchen and dining area.

KITCHEN DINER
18'8" x 16'1"
Finished with tiled flooring and tiled walls, offering base and eye-level units, space for a fridge, space for a gas cooker with oven and integrated extractor over, stainless steel sink, and space and plumbing for a washing machine. Double-glazed windows face the side and rear aspects, and sliding double-glazed doors provide access into the garden. A UPVC door also allows additional garden access, with a radiator located within the dining area.

FIRST FLOOR

LANDING
9'4" x 6'2"
Finished with Amtico laminate flooring and allowing access to all rooms on the first floor.

BEDROOM ONE
12'4" x 11'0"
Carpeted flooring with a radiator, inbuilt storage, and a double-glazed window facing the front aspect.

BEDROOM TWO
11'11" x 11'0"
Carpeted flooring with a radiator, inbuilt storage cupboard, and a double-glazed window facing the rear aspect.

BEDROOM THREE
8'4" x 6'7"
Carpeted flooring with a radiator and a double-glazed window facing the front aspect. Access to the loft is available via a hatch.

W/C
Finished with tiled flooring and tiled walls, comprising a toilet and a double-glazed window facing the side aspect.

BATHROOM
6'2" x 6'1"
Finished with tiled flooring, tiled walls, and a panelled ceiling. Comprising a radiator, wash hand basin, and a stand-up shower cubicle with mixer function. A double-glazed window faces the rear aspect.

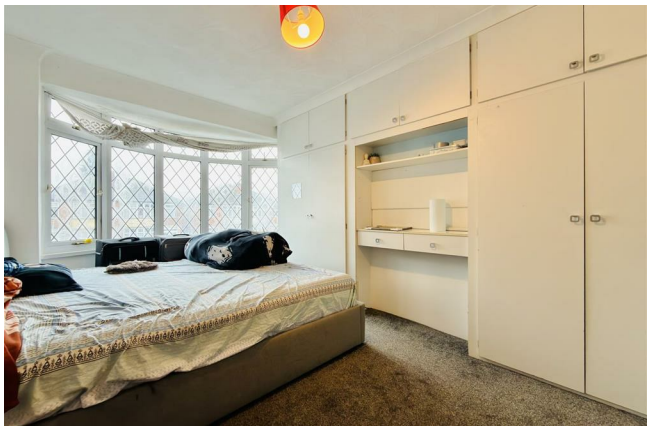
OUTSIDE
The rear of the property features a slabbed patio area with a canopy, leading to a very large garden with an ample-sized grass lawn. There is an outside shed positioned towards the rear, along with a further slabbed seating area. The property has already been extended and offers additional potential for further extension, subject to the relevant planning permissions.

FREEHOLD

COUNCIL TAX BAND - B

ADDITIONAL INFORMATION
Tenure: Freehold
EPC rating: C
Council Tax Band: B (Leicester)
Council Tax Rate: £1,872.67
Mains Gas: Yes
Mains Electricity: Yes

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

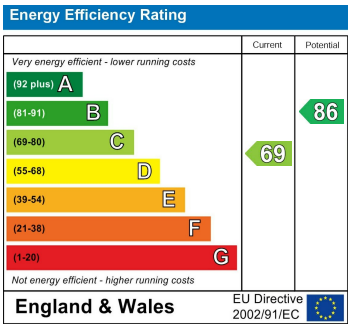


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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 ©2026

Council Tax Band

B

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