FREEHOLD

House - Terraced (EPC Rating:)

DONCASTER ROAD, BELGRAVE, LEICESTER, LE4 6JH

PRICE:

£350,000

SETHS

3 2 2

3 Bedroom House - Terraced located

***** BELGRAVE - DONCASTER ROAD - LOFT CONVERSATION - TWO BATHROOMS *****

Seths is pleased to present this large 3-bedroom terraced home with a loft conversion, located on the popular Doncaster Road in Belgrave.

The property features two spacious reception rooms, a fitted kitchen with appliance space, and a ground-floor family bathroom. The first floor offers three bedrooms and an additional family bathroom. The loft conversion provides two extra rooms, ideal for use as bedrooms, a home office, or playrooms.

Outside, there is a paved rear garden with steps leading to an elevated seating area and a small gated front yard. Further benefits include gas central heating and double glazing throughout.

This versatile home is perfect for growing families or investors. Viewings by appointment only – contact Seths today!

ENTRANCE HALL
laminate flooring, the property is accessed via a UPVC door, and radiator, providing access to the main lounge, stairs going to the first floor, and also providing access to the dining room.

LOUNGE
10'10" x 9'6"
Carpeted flooring, radiator, double glazed bay window facing the front aspect, base level unit accommodating meters and consumer unit.

DINING ROOM
12'9" x 11'8"
Laminate flooring, space for a dining table, storage cupboard located under the stairs, space for a fridge, radiator, double glazed window facing the rear aspect, providing access into the kitchen.

KITCHEN
14'11" x 7'2"
Vinyl flooring, partially tiled walls, base and high-level units, plumbing and space available for a washing machine and dishwasher, stainless steel sink, double glazed window facing the side aspect, gas-powered combination boiler, UPVC door allows access into the garden. A sliding door allows access into the downstairs family bathroom, integrated foreign gas burner with oven and integrated extractor over, and space for a fridge.

BATHROOM
6'11" x 6'11"
Vinyl flooring, radiator, fully tiled walls, panelled ceilings, double glazed window facing the side aspect, toilet, standing electric shower, wash hand basin.

FIRST FLOOR

LANDING
Carpeted flooring, providing access to bedroom one, stairs leading to the second floor, bedroom three, and WC.

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

BEDROOM TWO
11'5" x 9'6"
Carpeted flooring, inbuilt storage cupboard, radiator, double glazed window facing the rear aspect.

BATHROOM
Vinyl flooring, toilet, fully tiled walls, radiator, wash hand basin, polyvinyl bathtub, double glazed window facing the side aspect.

BEDROOM THREE
10'10" x 7'3"
Carpeted flooring, radiator, double-glazed window facing the rear aspect.

SECOND FLOOR

LANDING

LOFT ROOM ONE
13'5" x 8'11"
Carpeted flooring, double-glazed window facing the rear aspect.

LOFT ROOM TWO

14'7" x 9'1"

Carpeted flooring, annexe window, spotlighting, inbuilt storage cupboard.

OUTSIDE

The property features a fully paved slabbed garden, secluded by a brick-built perimeter along the border. Steps lead up to further garden space, which is also paved. A wooden gate allows access to a shared passage, leading to the front of the property.

FREEHOLD

COUNCIL TAX BAND - B

ADDITIONAL INFORAMTION

Tenure: Freehold
EPC rating: TBC
Council Tax Band: B (Leicester)
Council Tax Rate: £1,783.06
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.
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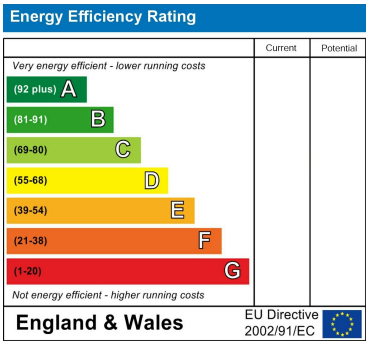
Council Tax Band

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