House - Terraced

LANCASHIRE STREET
BELGRAVE
LEICESTER
LE4 7AF

PRICE:

£290,000

FEATURES

- Three Bedrooms
- Belgrave
- Front Garden
- Viewings By Appointment Only
- Double Glazing
- Extended Kitchen/Diner
- Terraced Home
- Ample Size Rear Gardens
- Gas Central Heating
- Loft Conversion

3 1 2 D

SETHS

3 Bedroom House - Terraced located in Leicester

LOUNGE
11'1" x 10'10"
The lounge features laminate flooring and a double-glazed bay window facing the front. A storage cupboard provides access to the gas and electric meters and the consumer unit. This room also allows access to the second reception room and features an additional storage cupboard located under the stairs.

SITTING ROOM
11'10" x 10'10"
This reception room includes laminate flooring, stairs leading to the first floor, and a radiator. It provides access to the kitchen, with a double-glazed window facing the rear aspect.

KITCHEN
12'4" x 5'11"
The kitchen is finished with tiled flooring and walls. It offers space for a five-ring gas burner with an integrated extractor and oven, as well as space and plumbing for a dishwasher and washing machine. It includes a stainless steel sink and a double-glazed window facing the side aspect. Additional features include base and high-level units and space for a fridge. Access is provided to a utility/lobby area.

LOBBY/UTLITY ROOM
12'3" x 6'3"
This area features tiled flooring, a radiator, and a gas-powered combination boiler. It includes a double-glazed window facing the side aspect and a UPVC door providing access to the garden. A door also leads to the family bathroom, and a hatch allows access to a loft storage area.

FAMILY BATHROOM
The bathroom includes tiled flooring, partially tiled walls, and a panelled ceiling. It is equipped with a polyvinyl bathtub with a mixer and electric shower functions, a wash hand basin, a toilet, and a radiator. A double-glazed window faces the side aspect.

FIRST FLOOR

LANDING
The first-floor landing is carpeted and provides access to all rooms on this level. It includes a radiator and a hatch leading to the loft conversion.

BEDROOM ONE
12'4" x 11'1"
This room includes laminate flooring, inbuilt storage cupboards, a radiator, and a double-glazed window facing the front aspect.

BEDROOM TWO
11'10" x 9'4"
The second bedroom features carpeted flooring, a radiator, and a double-glazed window facing the rear aspect. It also includes inbuilt storage cupboards and an additional storage cupboard located over the stairs.

W/C
The WC is finished with laminate flooring, a toilet, a wash hand basin, and a panelled ceiling.

BEDROOM THREE
9'7" x 6'0"

SECOND FLOOR

LOFT CONVERSION

21'0" x 11'3"

The loft conversion is fully equipped with electrics, lighting, and insulation. It includes laminate flooring and a double-glazed window facing the rear aspect.

OUTSIDE

FREEHOLD

COUNCIL TAX BAND - A

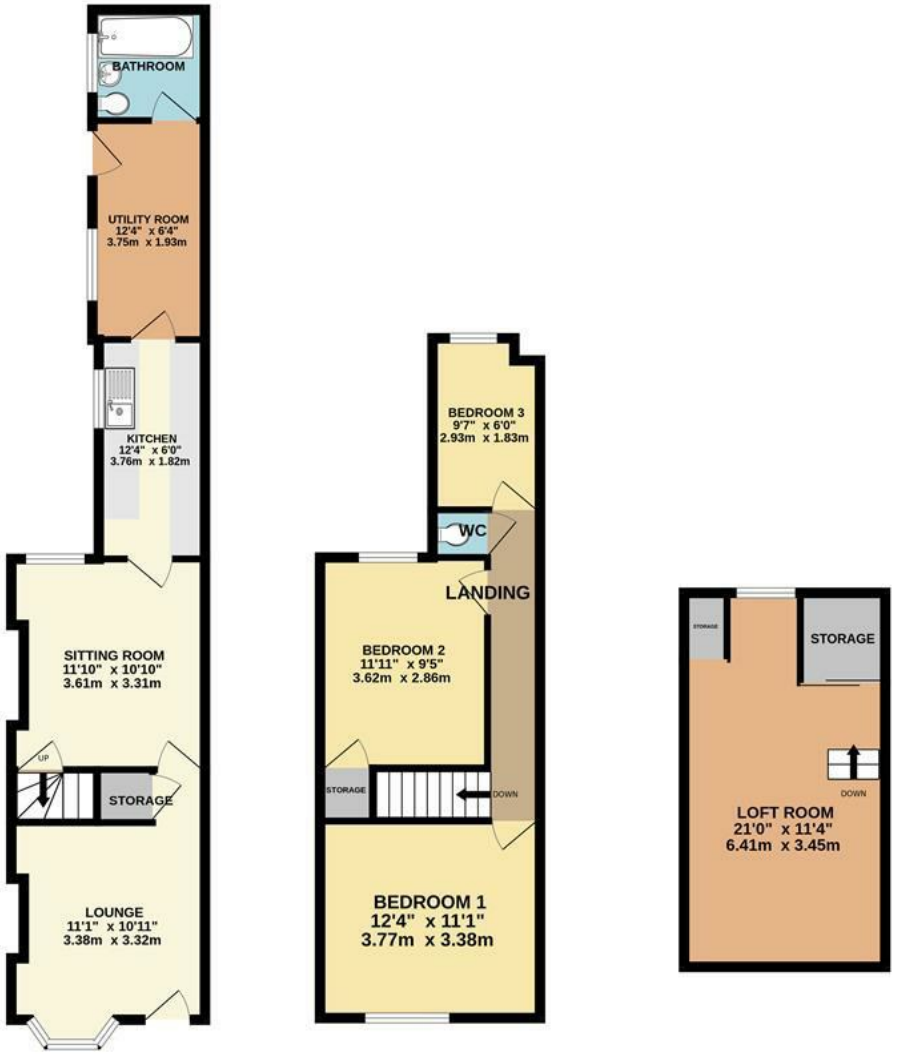
ADDITIONAL INFORMATION

Tenure: Freehold
EPC rating: D
Council Tax Band: A (Leicester City Council)
Council Tax Rate: £1,528.34
Mains Gas: Yes
Mains Electricity: Yes
Mains Water: Yes
Mains Drainage: Yes
Broadband availability: Superfast Broadband

GROUND FLOOR

1ST FLOOR

2ND FLOOR



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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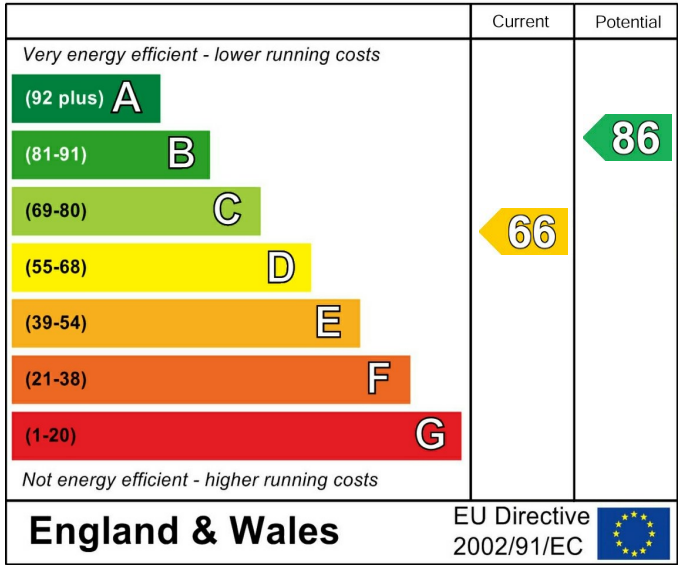
Council Tax Band

A

Energy Efficiency Rating



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