FREEHOLD

House - Semi-Detached (EPC Rating:)

Martin Street, Belgrave, Leicester, LE4 6EU.

PRICE:

£270,000

SETHS

3 2 1

3 Bedroom House - Semi-Detached located in Leicester

***** THREE BEDROOMS - BELGRAVE - DRIVE - SEMI DETACHED - NO CHAIN *****

Located in a popular area of Belgrave, this three-bedroom semi-detached home offers spacious accommodation, a driveway for two vehicles, and a generous rear garden, with potential to extend (STPP).

The ground floor comprises an entrance hall, guest WC, a bright front-facing lounge, and a kitchen diner with direct access to the garden. The kitchen includes space for appliances and useful under-stair storage.

Upstairs, the property benefits from three well-proportioned bedrooms, two of which have in-built storage, and a family bathroom. Outside, there's a good-sized rear garden, mostly laid to lawn, and a paved driveway at the front providing parking for two cars.

Contact Seths to arrange a viewing.

ENTRANCE HALL
5'9" x 3'1"
Carpeted flooring, radiator, double glazed window facing the side aspect. Provides access to the downstairs WC and lounge.

DOWNSTAIRS W/C
5'9" x 2'5"
Vinyl flooring, radiator, toilet, wash hand basin, and double glazed window facing the front aspect.

LOUNGE
15'8" x 14'6"
Spacious with carpeted flooring, two radiators, double glazed window facing the front aspect, and staircase leading to the first floor. Provides access into the kitchen.

KITCHEN
14'6" x 8'3"
Vinyl flooring, radiator, stainless steel sink, double glazed window facing the rear aspect, and UPVC door providing garden access. Includes space and supply for a gas burner and washing machine, space for a fridge, gas-powered boiler, and a storage cupboard under the stairs.

FIRST FLOOR

LANDING
Carpeted flooring, double glazed window facing the side aspect, hatch for loft access. Provides access to all rooms on the first floor.

BEDROOM ONE
13'11" x 8'3"
Carpeted flooring, radiator, double glazed window facing the front aspect, and inbuilt storage cupboard.

BEDROOM TWO
10'1" x 8'3"
Carpeted flooring, radiator, inbuilt storage cupboard, and double glazed window facing the rear aspect.

BEDROOM THREE
10'3" x 5'11"
Carpeted flooring, radiator, double glazed window facing the side aspect, and an over-stairs storage cupboard.

BATHROOM
6'9" x 5'8"
Vinyl flooring, partially tiled walls, polyvinyl bathtub, toilet, wash hand basin, and double glazed window facing the rear aspect.

OUTSIDE

FREEHOLD

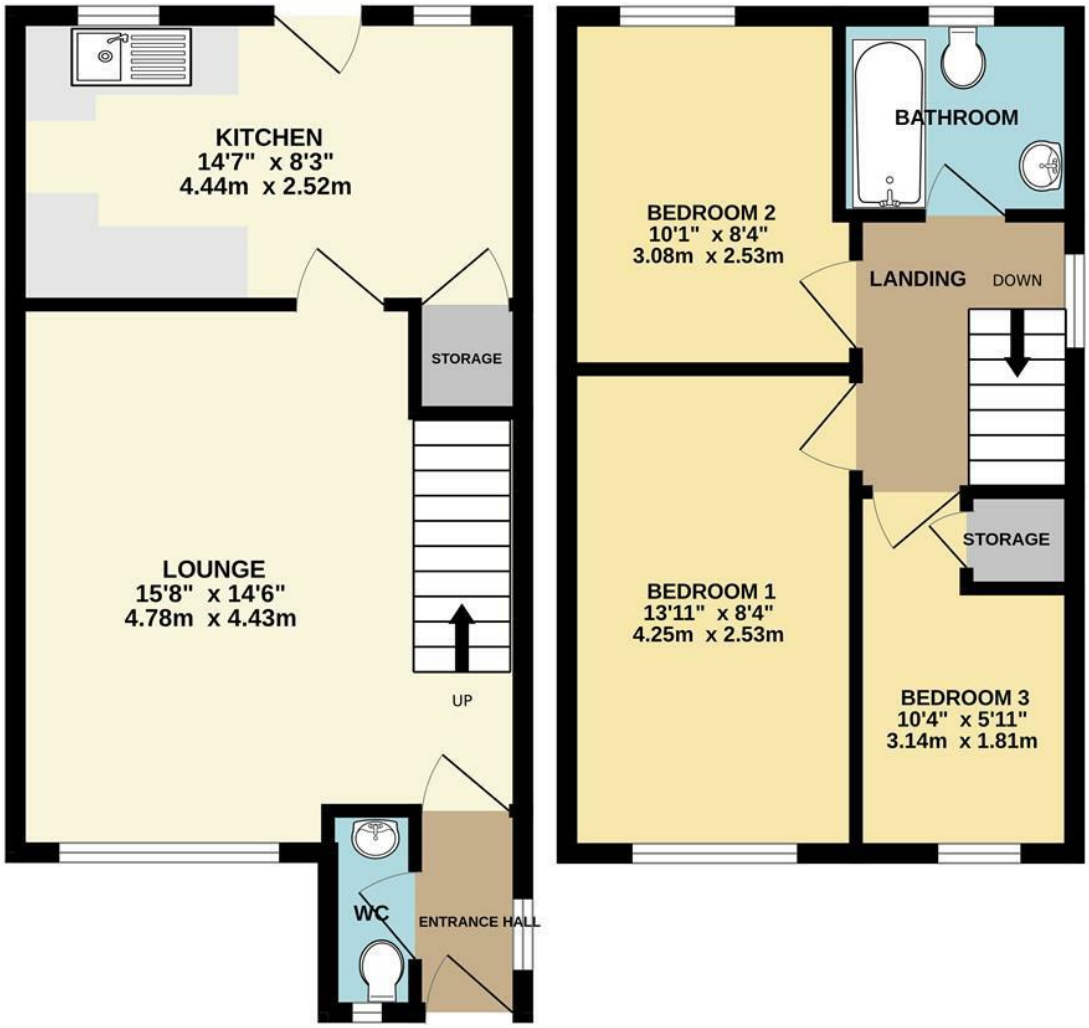
COUNCIL TAX BAND - C

ADDITIONAL INFORMATION
Tenure: Freehold
EPC rating:
Council Tax Band: C (Leicester)
Council Tax Rate: £2,140.20
Mains Gas: Yes
Mains Electricity: Yes
Mains Water: Yes

Mains Drainage: Yes
Broadband availability: Superfast Fibre Broadband

GROUND FLOOR

1ST 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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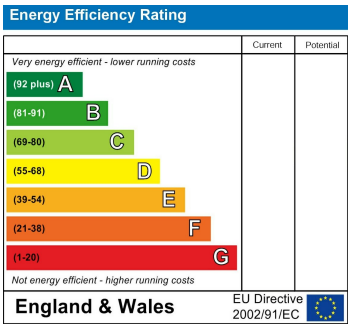
Council Tax Band

C

Energy Performance Graph



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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