

FREEHOLD



House - Semi-Detached (EPC Rating: )

**Holden Street, Belgrave, Leicester, LE4 5JF**

Offers Over

**£335,000**

**SETHS**



# 4 Bedroom House - Semi-Detached located in Leicester

\*\*\* FOUR BEDROOMS - EXTENDED SEMI DETACHED - OFF ROAD PARKING \*\*\*

Seths are delighted to present this spacious and extended 4-bedroom semi-detached property in Belgrave, an ideal family home with ample driveway space, a garage, and a generous rear garden.

The ground floor features a welcoming entrance hall, a modern kitchen diner with integrated appliances, a bright lounge with garden access, and a versatile extended reception room that can be used as a bedroom or additional living space. A downstairs WC and fully insulated garage (which can double as a room) complete the ground floor.

Upstairs are four well-sized bedrooms, a modern family wet room with a standing shower, and storage cupboards (including one housing the gas-powered combination boiler).

The rear garden is a good size, offering potential for outdoor entertaining or further development.

This property is located in a popular residential area and is close to local schools, amenities, and transport links.

Contact Seths today to arrange a viewing - 0116 266 9977

## ENTRANCE HALL

The property is accessed via a uPVC door, leading into a spacious hallway with laminate flooring, a radiator, and stairs to the first floor. A storage cupboard under the stairs provides additional space. The entrance hall allows access to the downstairs WC, kitchen diner, and lounge.

## LOUNGE

16'4" x 10'5"

The living area features laminate flooring, a radiator, and a double-glazed window facing the rear aspect. A sliding double-glazed uPVC door allows seamless access into the extended reception room.

## EXTENDED RECEPTION ROOM / BEDROOM

15'6" x 11'1"

A versatile space that can be used as a reception room or an additional bedroom. Finished with laminate flooring, it is accessed internally from the lounge or externally via a uPVC door. A double-glazed window faces the side aspect, and the room includes storage cupboards, a radiator, and a door leading into the garage.

## GARAGE

12'3" x 11'1"

This fully insulated garage features laminate flooring, a radiator, and the potential for conversion into an additional living space or home office.

## KITCHEN/DINER

15'11" x 9'11"

A well-equipped modern space with tiled flooring and partially tiled walls. The kitchen benefits from base and eye-level units, integrated lighting, an integrated microwave and oven, a four-ring gas burner with an extractor hood, and a stainless steel sink. Additional features include plumbing and space for a washing machine, an integrated dishwasher, and a radiator. The kitchen has two double-glazed windows facing the right aspect and provides direct access into the rear garden. The gas-powered combination boiler is neatly accommodated within a base-level unit.

## DOWNSTAIRS W/C

Fitted with vinyl flooring, a toilet, a wash hand basin, a radiator, and a double-glazed window facing the front aspect.

## FIRST FLOOR

### LANDING

A spacious landing area with carpet flooring, a radiator, and a double-glazed window facing the front aspect. Two storage cupboards provide additional space, one of which accommodates the gas-powered combination boiler. The landing also includes a hatch for loft access and allows access to all bedrooms and the family bathroom.

### BEDROOM ONE

10'5" x 10'0"

A well-proportioned double bedroom with carpet



flooring, a radiator, and a double-glazed window facing the rear aspect.

#### **BEDROOM TWO**

13'5" x 7'2"

A spacious bedroom featuring carpeted flooring, a radiator, and double-glazed windows facing both the rear and side aspects.

#### **BEDROOM THREE**

10'1" x 6'9"

Complete with carpet flooring, a radiator, and a double-glazed window facing the rear aspect.

#### **FAMILY BATHROOM**

Recently updated, the modern bathroom includes vinyl flooring, fully tiled walls, a toilet, a wash hand basin, a radiator, and a standing shower. The wet room is fitted with an electric shower, which was installed less than a year ago. A double-glazed window faces the front aspect.

#### **OUTSIDE**

The property benefits from a spacious concrete driveway that allows parking for up to three vehicles.

The driveway is partially secluded by a brick-built perimeter, with access to the property via a uPVC door leading into the porch. A wooden gate provides access to the garage.

The low-maintenance rear garden features a slabbed patio area, offering plenty of space for outdoor seating and entertainment. The garden is secluded by a wooden fenced perimeter, ensuring privacy.

#### **FREEHOLD**

#### **COUNCIL TAX BAND - A**

#### **ADDITIONAL INFORMATION**

Tenure: Freehold

EPC rating: TBC

Council Tax Band: A (Leicester City Council)

Council Tax Rate: £1,528.34

Mains Gas: Yes

Mains Electricity: Yes

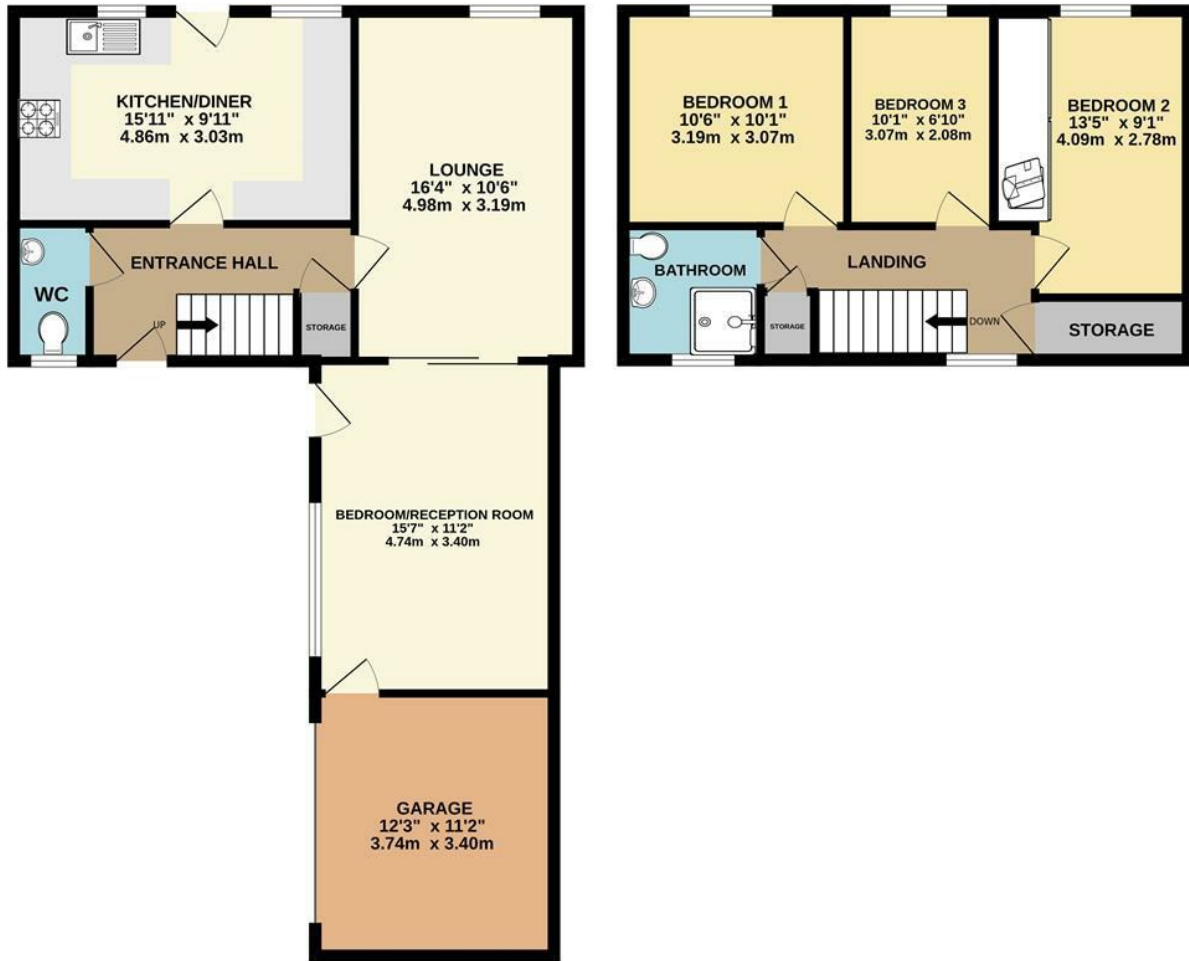
Mains Water: Yes

Mains Drainage: Yes

Broadband availability: Superfast Broadband







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 Performance Graph

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

Call us on

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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.