FREEHOLD

House - Semi-Detached (EPC Rating: D)

DEAN ROAD BELGRAVE LEICESTER LE4 6GN

£335,000

SETHS

3 1 1 D

3 Bedroom House - Semi-Detached located in Leicester

Seths are pleased to present this well presented extended semi detached property situated near Catherine Street, Belgrave. The accommodation comprises, entrance hall, through lounge, kitchen/diner, downstairs w/c, three bedrooms and a shower room. The property benefits from double glazing throughout, outside shed and storage room, gas central heating and a large rear garden.

Viewing is by appointment only.

SUMMARY DESCRIPTION

Seths are pleased to present this well presented extended semi detached property situated near Catherine Street, Belgrave. The accommodation comprises, entrance hall, lounge, dining room, kitchen, downstairs w/c, three bedrooms and a shower room. The property benefits from double glazing throughout, outside shed and storage room, gas central heating and a large rear garden.

Viewing is by appointment only.

GROUND FLOOR

ENTRANCE HALL

Laminated flooring, storage cupboard, radiators, access to stairs.

THROUGH LOUNGE

23'7" x 10'5"

Carpeted flooring, gas fireplaces, radiators, door to rear, double glazed window facing front aspect.

KITCHEN/DINER

20'4" x 9'4"

Tiled flooring, partly tiled walls, base level units, eye level units, freestanding gas cooker with oven, sink with drainer, washing machine, storage cupboard, radiator, door to rear, double glazed windows to rear aspect.

W/C

Fully tiled, w/c, wash hand basin, double glazed window facing side aspect.

FIRST FLOOR

LANDING

Carpeted flooring, double glazed window facing side aspect.

SHOWER ROOM

Fully tiled, w/c, wash hand basin, walk in shower, heated towel rail, double glazed window facing rear aspect.

BEDROOM

12'2" x 8'10"

Carpeted flooring, fitted cupboard, radiator, double glazed window facing rear.

BEDROOM

14'3" x 9'5"

Carpeted flooring, fitted cupboard, radiator, double glazed window facing front.

BEDROOM

8'5" x 6'5"

Carpeted flooring, fitted cupboard, radiator, double glazed window facing front.

OUTSIDE

REAR

Slabbed area, lawned area, shed, storage room, surrounded by fencing.

FRONT

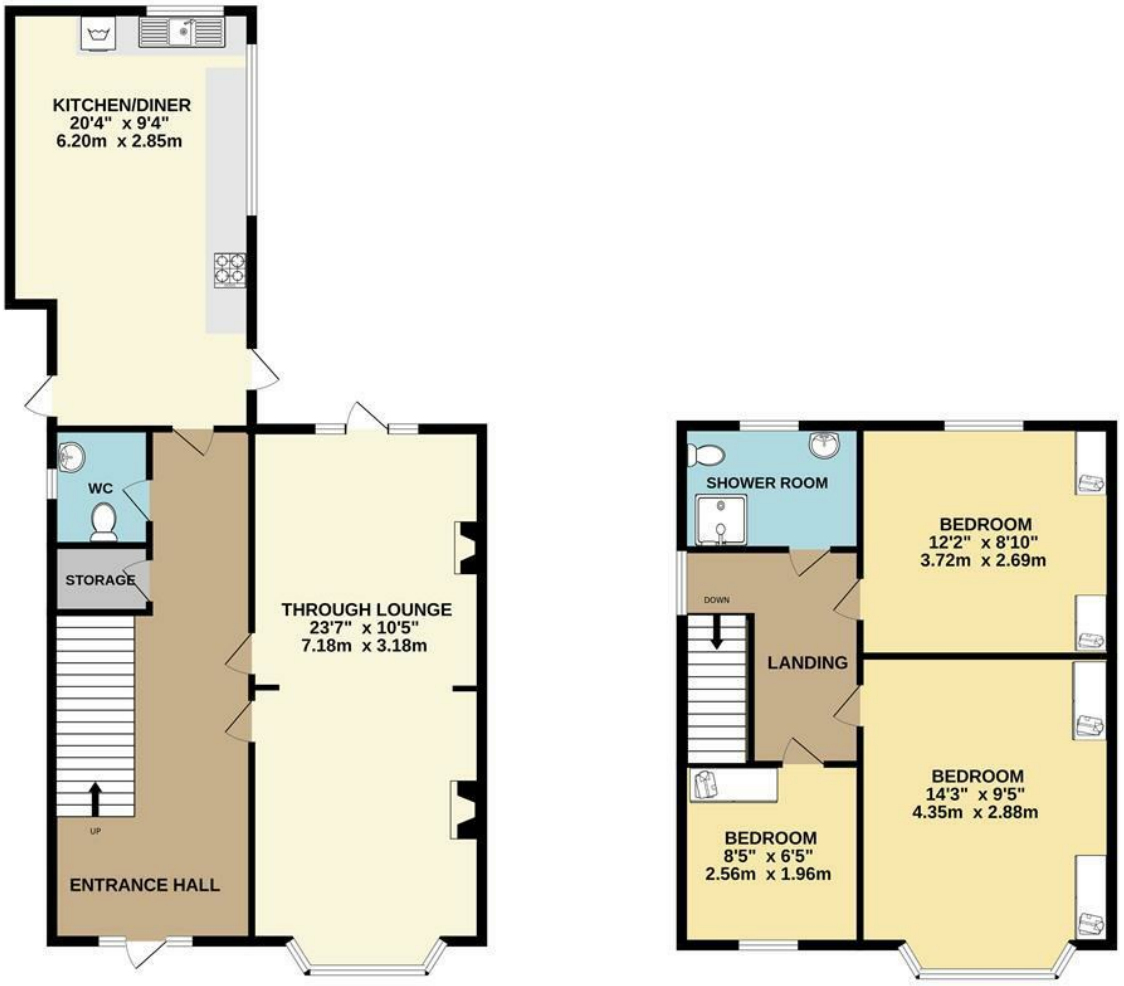
Slabbed area.

FREEHOLD

COUNCIL TAX BAND C

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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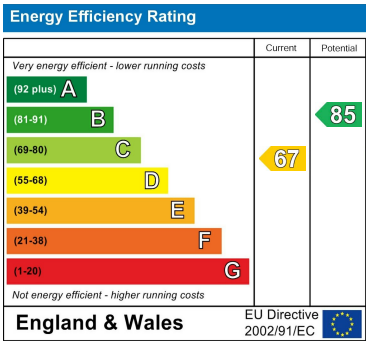
Council Tax Band

C

Energy Performance Graph



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