FREEHOLD

House - Semi-Detached (EPC Rating:)

8 Wavertree Drive, Belgrave, Leicester, LE4 7NU

£395,000

SETHS

3 2 2

3 Bedroom House - Semi-Detached located in Leicester

***** BELGRAVE - EXTENDED - THREE BEDROOMS - LARGE REAR GARDEN - OFF ROAD PARKING *****

Seths are delighted to present this extended three-bedroom semi-detached family home, located on Wavertree Drive in Belgrave.

Upon entering, the property features a porch leading into a welcoming entrance hall with storage. To the front sits a bright bay-fronted lounge with fitted blinds, while the rear has been extended to create a generous sitting area with sliding doors opening into the modern fitted kitchen. The kitchen benefits from a range of wall and base units, integrated appliances, and access to a useful lobby leading to a ground floor wet room with shower.

Upstairs, the landing provides access to three well-proportioned bedrooms and a family bathroom with separate WC.

Externally, the property boasts a large rear garden with a paved patio, lawn, and access to both a garage and a wooden-built shed. Double wooden gates from the driveway also allow for rear vehicle access.

This spacious family home further benefits from gas central heating, double glazing, and modern fittings throughout. Situated in the popular Belgrave area, the property offers excellent access to local schools, amenities, and transport links.

Contact Seths Today to arrange a viewing - 0116 266 9977

GROUND FLOOR

PORCH
Finished with tiled flooring and a radiator, with double glazed windows to the side and front aspects. Access is via a UPVC door. Includes a base-level unit, and a further UPVC door allows entry into the entrance hall.

ENTRANCE HALL
15'0" x 6'11"
Carpeted flooring with a double glazed side window. Stairs lead to the first floor. Includes radiator, under-stairs storage housing the gas and electric meters, and an alarm control panel. Provides access into the lounge and dining room.

LOUNGE
13'11" x 12'0"
Carpeted flooring with spotlighting, a double glazed bay window to the front aspect, radiator

SITTING ROOM
19'4" x 11'3"
Carpeted flooring with two radiators, spotlighting, and a double glazed side window. Sliding double glazed doors open into the extended kitchen.

KITCHEN
12'5" x 10'9"
A newly fitted kitchen with tiled flooring, base and eye-level units, and partially tiled walls. Features include stainless steel sink, fitted dishwasher, fitted washing machine, gas-powered combination boiler, and integrated hob with oven and extractor above. Radiator. Double glazed window to the rear aspect. Access into the lobby.

LOBBY
7'1" x 4'11"
Tiled flooring, hatch to loft storage, radiator. Provides access to the kitchen, downstairs wet room, and a UPVC door into the garden.

SHOWER ROOM
Finished with vinyl flooring and tiled walls. Includes radiator, wash hand basin with vanity unit, WC, and an electric shower with wet floor drain. Double glazed side window.

FIRST FLOOR

LANDING
Double glazed side window, hatch to loft, and access to all rooms.

BEDROOM ONE
12'0" x 11'7"
Carpeted flooring, inbuilt storage cupboard, radiator, and double glazed window to the front aspect.

BEDROOM TWO
12'0" x 11'3"
Carpeted flooring, radiator, inbuilt storage cupboard, and double glazed window to the rear aspect.

BEDROOM THREE
7'4" x 7'1"
Carpeted flooring, radiator, and double glazed front window.

BATHROOM
Vinyl flooring, partially tiled walls, spotlighting, radiator, wash hand basin with vanity unit, poly bath with electric shower above, and double glazed side window.

W/C
Tiled flooring, radiator, WC, and double glazed side window.

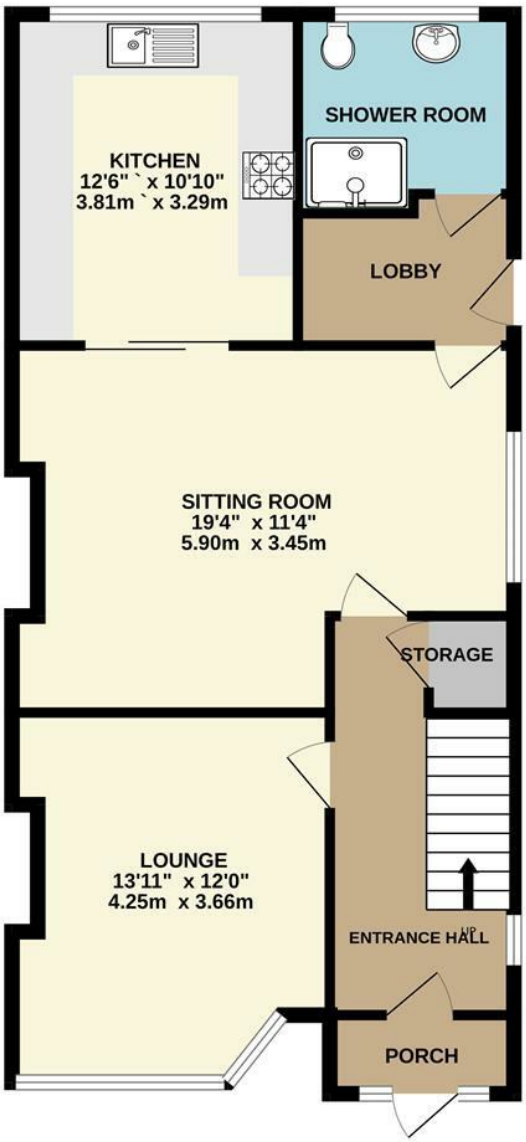
OUTSIDE
To the rear, the property features a slab-paved garden. Double wooden gates (large enough to allow a vehicle) open from the drive into the garden. The garden is enclosed by a wooden perimeter and provides access to a wooden-built garage and a further wooden shed. A path leads onto a substantial grass lawn.

FREEHOLD

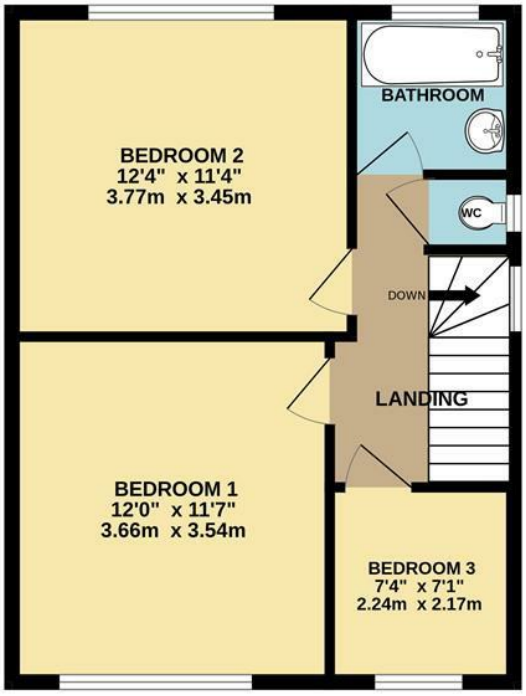
COUNCIL TAX BAND - C

ADDITIONAL INFORMATION
Tenure: Freehold
EPC rating: TBC
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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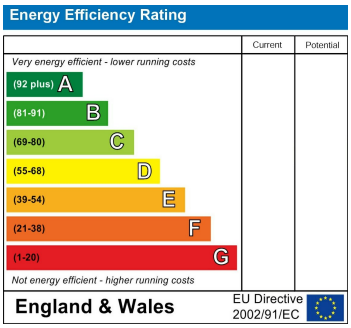
Council Tax Band

C

Energy Performance Graph



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SETHS