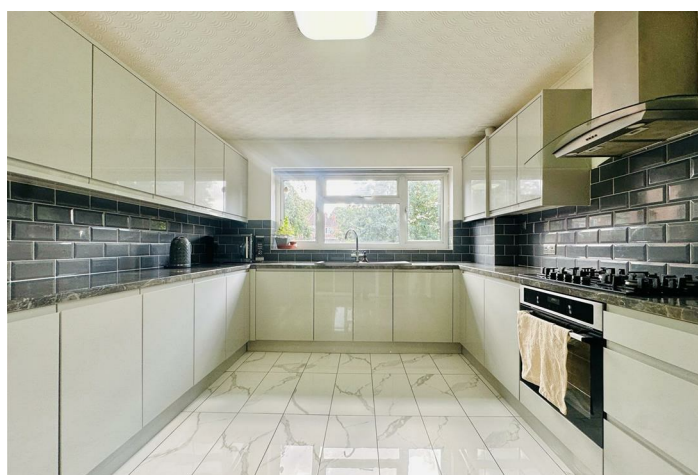
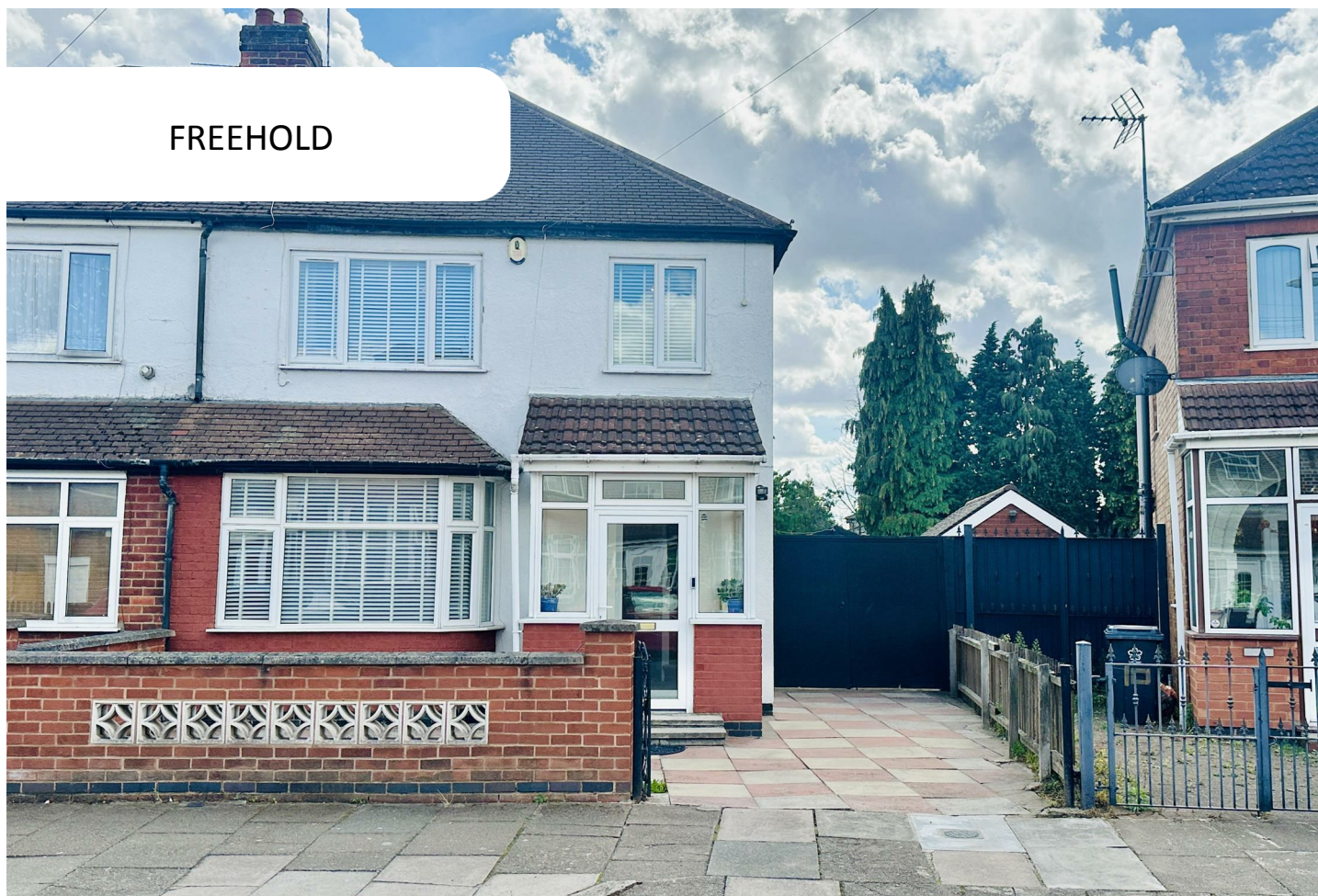


FREEHOLD



House - Semi-Detached (EPC Rating:)

8 Wavertree Drive, Belgrave, Leicester, LE4 7NU

£395,000



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

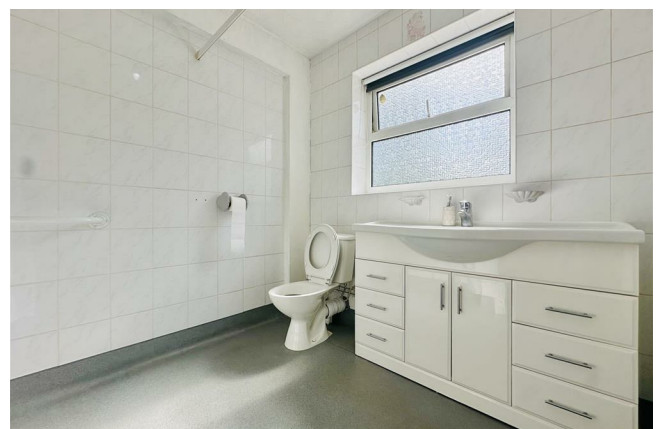
Mains Gas: Yes

Mains Electricity: Yes

Mains Water: Yes

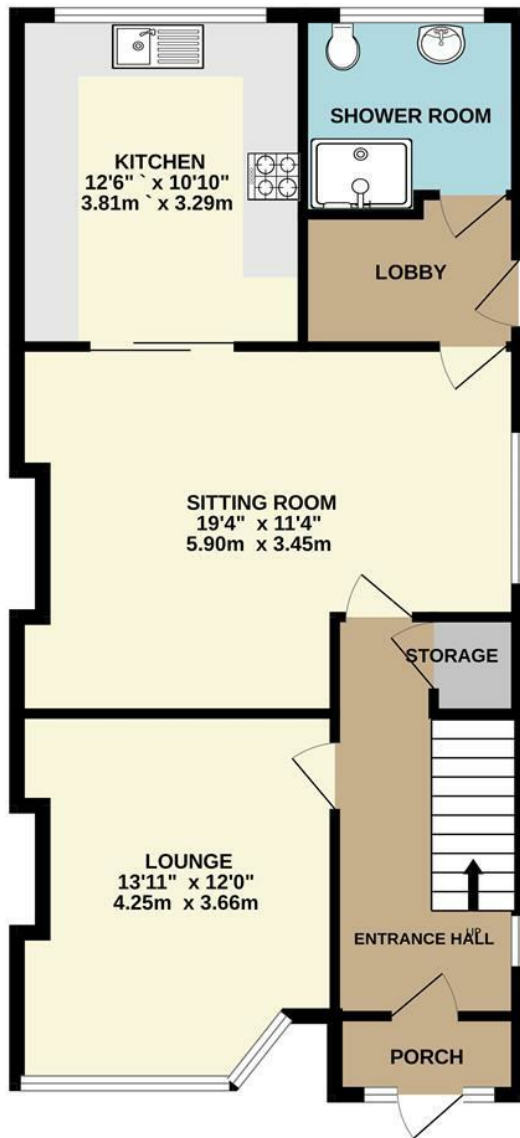
Mains Drainage: Yes

Broadband availability: Superfast Fibre Broadband

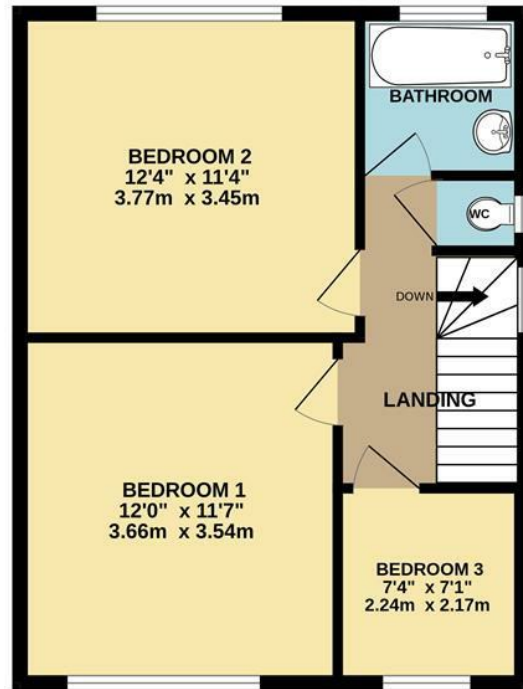




GROUND FLOOR



1ST FLOOR

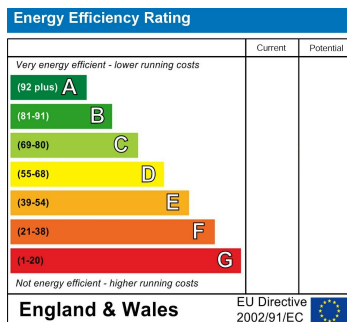


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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



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.