

FREEHOLD



House - Townhouse (EPC Rating: B)

CHARLES BENNION WALK, BELGRAVE,  
LEICESTER, LE4 5FF

PRICE:

£375,000



# 4 Bedroom House - Townhouse located in Leicester

\*\*\* FOUR BEDROOMS - BELGRAVE - OFF ROAD PARKING - TOWN HOUSE - NO CHAIN \*\*\*

Seths are pleased to present this modern four-bedroom townhouse located on Charles Bennion Walk in Belgrave, Leicester. Well-presented throughout, this spacious home offers ideal accommodation for growing families.

The ground floor features an entrance hall, a modern fitted kitchen, a generous lounge with access to the rear garden, and a convenient downstairs WC. Across the first and second floors are four well-sized bedrooms, including a top-floor master with en-suite, along with a family bathroom.

To the rear is a low-maintenance, block-paved garden enclosed by wooden fencing, with gated access to the car park with allocated parking for one vehicle.

Situated in a popular location close to local amenities, schools, and transport links — contact Seths to arrange your viewing.

## GROUND FLOOR

### ENTRANCE HALL

10'9" x 8'3"

Carpeted flooring accessed via composite door stairs leading to the first floor double glazed window faces the front aspect, allowing access to the main lounge and kitchen radiator allowing access to also downstairs WC

### DOWNSTAIRS W/C

Comprising a wash hand basin, toilet, and a radiator.

### LOUNGE

17'5" x 10'6"

A spacious living area with carpeted flooring, two radiators, and a double glazed window facing the front aspect. UPVC doors provide direct access into the rear garden.

### KITCHEN

10'9" x 9'9"

Fitted with vinyl flooring and partially tiled walls, the kitchen includes base and high-level units, stainless steel sink, and plumbing for a washing machine. There is also space for a fridge and a gas-powered combination boiler. Integrated appliances include a gas burner with oven and extractor fan. A double glazed window faces the rear aspect.

## FIRST FLOOR

### LANDING

Carpeted flooring with stairs leading to the second floor. The landing gives access to all first-floor rooms.

### BEDROOM TWO

11'11" x 8'7"

Carpeted flooring, radiator, and double glazed window facing the front aspect.

### BEDROOM THREE

11'11" x 8'5"

Carpeted flooring, radiator, and two double glazed windows facing the rear aspect.

### BATHROOM

Finished with vinyl flooring and partially tiled walls. Includes a toilet, wash hand basin, and a polyvinyl bathtub with mixer attachment. A double glazed window faces the rear aspect.

## SECOND FLOOR

### LANDING

Carpeted flooring with a double glazed window facing the front aspect. Includes a storage cupboard and access to the second-floor bedrooms.

### BEDROOM ONE

15'10" x 8'5"

A generous double bedroom with carpeted flooring, radiator, double glazed rear-facing window, and an annex-style window. Provides access to the ensuite.

### EN - SUITE

Vinyl flooring, radiator, toilet, standing shower unit with electric shower, double glazed window facing the rear aspect, wash hand basin.

### BEDROOM FOUR

12'0" x 8'7"

Carpeted flooring, radiator, and a double glazed window facing the front aspect.

### OUTSIDE

The rear garden is block paved and enclosed by a wooden perimeter fence. A wooden gate allows access to the shared parking area.





**FREEHOLD**

**COUNCIL TAX BAND - C**

**ADDITIONAL INFORMATION**

Tenure: Freehold

EPC rating: B

Council Tax Band: C (Leicester)

Council Tax Rate: £2,140.20

Mains Gas: Yes

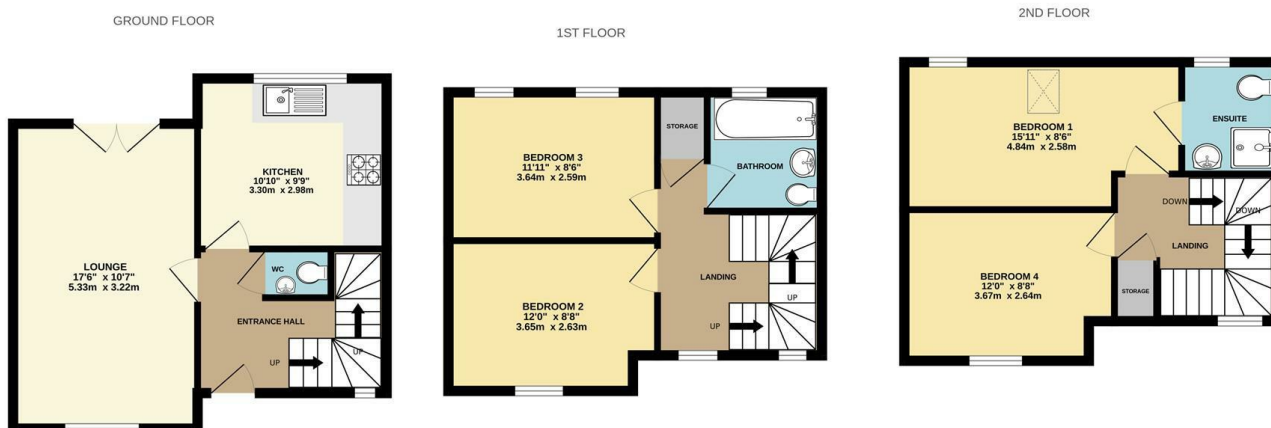
Mains Electricity: Yes

Mains Water: Yes

Mains Drainage: Yes

Broadband availability: Superfast Fibre Broadband



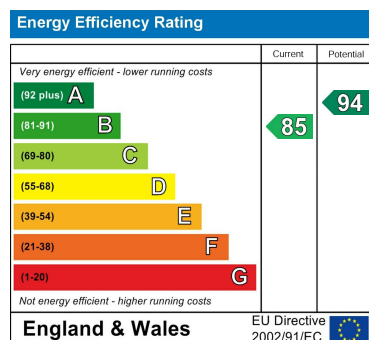


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.  
Made with Metropix ©2025

Council Tax Band

C

Energy Performance Graph



Call us on

0116 266 9977

[sales@seths.co.uk](mailto:sales@seths.co.uk)

[www.seths.co.uk](http://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.