

FREEHOLD



House - Semi-Detached (EPC Rating: D)

Ascot Road, Belgrave, Leicester, LE4 5DA

PRICE:

£340,000

 SETHS

 3  2  2  D

# 3 Bedroom House - Semi-Detached located in Leicester

**\*\*\* SEMI DETACHED - BELGRAVE - TWO BATHROOMS - KITCHEN/DINER - THREE BEDROOMS  
\*\*\***

Seths Estate Agents are pleased to bring to market, with no onward chain, this three-bedroom semi-detached property located on Ascot Road in the popular Belgrave area of Leicester.

The accommodation comprises a porch leading into a spacious entrance hall with useful storage, a front lounge with bay window, and a separate sitting room which opens into a large kitchen/diner. The kitchen is fitted with base and eye-level units, integrated oven with gas hob and extractor, integrated dishwasher, and space for additional appliances, with sliding doors providing direct access to the rear garden. The ground floor further benefits from a modern shower room.

To the first floor are three bedrooms, including two doubles with built-in storage, along with a family bathroom fitted with a bathtub and mixer shower. The property also benefits from a recently installed gas combination boiler.

Outside, the front garden is block paved and enclosed by a brick-built boundary with gated access. The rear garden is slabbed for low maintenance, enclosed by brickwork and wooden fencing, with gated side access to the front.

## GROUND FLOOR

### PORCH

Carpeted flooring, providing access into the property via a wooden door.

### ENTRANCE HALL

14'2" x 5'11"

Carpeted flooring with a radiator and stairs rising to the first floor. The entrance hall includes an alarm control panel and a storage cupboard located under the stairs, accommodating the meters and consumer unit, along with a second, larger under-stairs storage cupboard. The hall provides access into the lounge, sitting room, and kitchen.

### LOUNGE

11'8" x 11'4"

Carpeted flooring with a radiator and a double-glazed bay-fronted window facing the front aspect. There is open access into the sitting room.

### SITTING ROOM

11'10" x 10'4"

Carpeted flooring with a radiator and sliding double-glazed doors providing access into the kitchen/diner.

## KITCHEN & DINER

17'2" x 16'8"

Tiled flooring with partially tiled walls, fitted with base and eye-level units. There is plumbing and space for a washing machine, a sink, and an integrated dishwasher. The kitchen also features an integrated gas burner with oven and integrated extractor over. A radiator is present, and a double-glazed window faces the side aspect. Sliding double-glazed UPVC doors allow access into the garden, and there is also access into the downstairs shower room.

## SHOWER ROOM

6'9" x 5'9"

Tiled flooring and fully tiled walls, comprising a wash hand basin, toilet, and a stand-up shower cubicle with electric function. A double-glazed window faces the rear aspect.

## FIRST FLOOR

### LANDING

7'3" x 7'2"

Carpeted flooring with a double-glazed window facing the side aspect, providing access to all rooms on the first floor. There is a hatch allowing access into the loft.



#### **BEDROOM ONE**

11'10" x 11'6"

Carpeted flooring with a radiator, inbuilt storage cupboard, and a double-glazed bay window facing the front aspect.

#### **BEDROOM TWO**

11'11" x 10'2"

Laminate flooring with a radiator, inbuilt storage cupboard, and a double-glazed window facing the rear aspect.

#### **BEDROOM THREE**

8'2" x 5'10"

Laminate flooring with a radiator and a window facing the front aspect.

#### **BATHROOM**

7'8" x 7'0"

Tiled flooring and tiled walls with a panelled ceiling. The bathroom includes a standing radiator, toilet, wash hand basin, and a panelled bath with mixer function. A double-glazed window faces the rear aspect. There is also a storage cupboard accommodating a newly installed gas-powered combination boiler.

#### **OUTSIDE**

To the front, the property features a small front garden finished with block paving and is secluded by a brick-built perimeter, accessed via a metal gate. The front garden provides access into the porch. To the rear, the garden is fully slabbed and is secluded by a combination of brick-built perimeter walls and wooden fencing. Side access to the front is available via a wooden gate.

#### **FREEHOLD**

#### **COUNCIL TAX BAND - B**

#### **ADDITIONAL INFORMATION**

Tenure: Freehold

EPC rating: D

Council Tax Band: B (Leicester)

Council Tax Rate: £1,872.67

Mains Gas: Yes

Mains Electricity: Yes

Mains Water: Yes

Mains Drainage: Yes

Broadband availability: Superfast Fibre Broadband

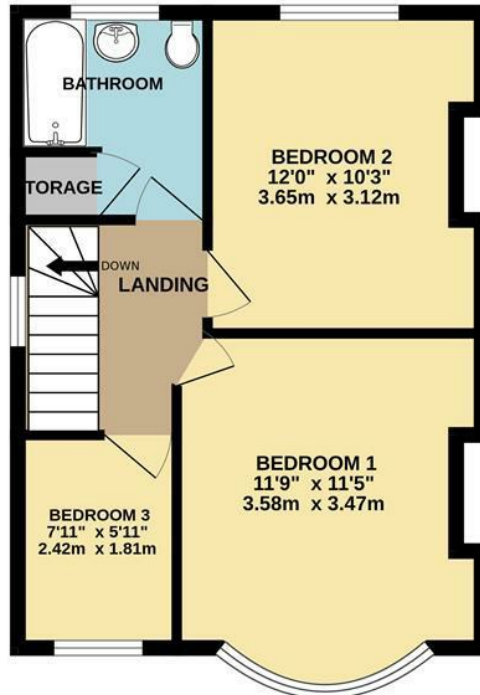




GROUND FLOOR



1ST FLOOR

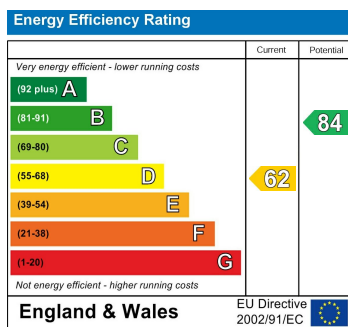


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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

**B**

Energy Performance Graph



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