FREEHOLD

House - End Terrace (EPC Rating: D)

Queniborough Road, Belgrave, Leicester, LE4 6GX

Offers Over

£300,000

SETHS

3 1 1 D

3 Bedroom House - End Terrace located in Leicester

***** EXTENDED END TERRACED HOME - THREE BEDROOMS - DRIVEWAY *****

Seths Estate Agents are pleased to offer to market this extended three-bedroom end terrace property with a driveway, located on Queniborough Road, Belgrave. The property comprises a large open-plan lounge and dining room, a nicely finished kitchen, a downstairs W/C, and a bathroom. Upstairs, there are three ample bedrooms with fitted cupboards. Outside, there is ample garden space. The property has double glazing and gas central heating.

Call 0116 266 9977 to arrange a viewing.

ENTRANCE HALL
Carpeted flooring and stairs leading to the first-floor access to the lounge.

LOUNGE
13'6" x 10'9"
carpeted flooring, a bay front double-glazed window facing the front aspect, a radiator, and a fireplace. It also has open access to the dining area.

DINING ROOM
16'9" x 10'6"
carpeted flooring, two radiators, and a gas fireplace. There is a storage cupboard located under the stairs, and double doors leading to the kitchen.

KITCHEN
16'0" x 7'2"
Tiled flooring, partially tiled walls, base-level and eye-level units, and a panelled ceiling. A double-glazed window faces the right aspect. There is a radiator and access to a lobby. The kitchen includes an integrated gas burner with an oven and extractor overhead, plumbing and space for a washing machine, a stainless steel sink, and space for a fridge and dryer.

LOBBY
Vinyl flooring and a UPVC door leading to the outside, provides access to a WC and bathroom.

W/C
vinyl flooring, partially tiled walls, a toilet, a double-glazed window facing the side aspect, and a standing radiator.

BATHROOM

FIRST FLOOR

LANDING
Carpeted flooring, a double-glazed window facing the side aspect, and a radiator. It provides access to all rooms on the first floor.

BEDROOM 1
16'7" x 11'3"
Carpeted flooring, a radiator, a double-glazed bay window facing the front aspect, and built-in storage cupboards.

BEDROOM 2
11'0" x 9'3"
carpeted flooring, a radiator, a double-glazed window facing the rear aspect, and an inbuilt storage cupboard.

BEDROOM 3
7'10" x 6'11"
Carpeted flooring, a storage cupboard, a radiator, and a double-glazed window facing the rear aspect. It also provides access to the loft.

OUTSIDE
To the front, the property features a block-paved driveway large enough to accommodate one vehicle for off-road parking, secluded by a combination of brick-built and wooden fencing. A wooden gate provides access to the rear. At the rear, the garden features a paved patio area and a path leading to various points in the garden, a grass lawn, and a shed, all secluded by wooden fencing along the perimeter.

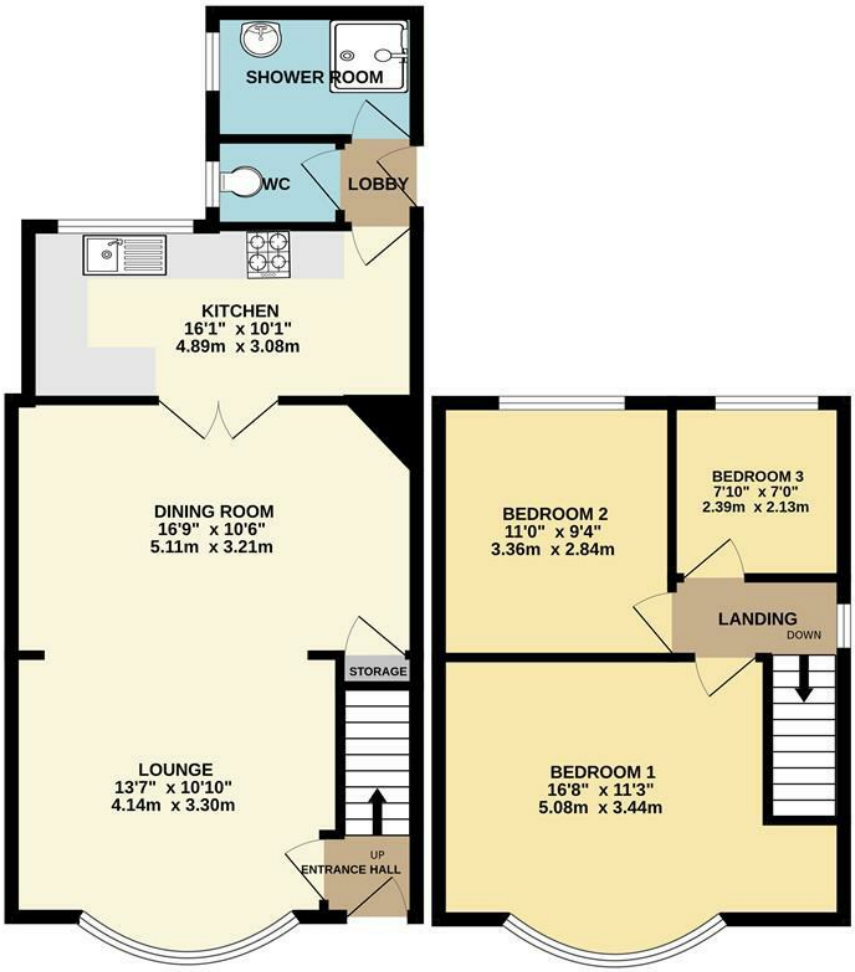
FREEHOLD

COUNCIL TAX BAND - B

ADDITIONAL INFORMATION

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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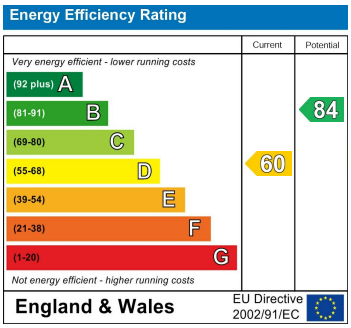
Council Tax Band

B

Energy Performance Graph



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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