



FREEHOLD

House - Terraced

# 18 CHECKETTS CLOSE, BELGRAVE, LEICESTER, LE4 5EU

PRICE:

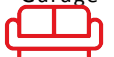
£270,000

## FEATURES

- Three Bedrooms
- Extended Mid Terraced Home
- Double Glazing
- Off Road Parking
- Kitchen & Diner
- Well Presented
- Gas Central Heating
- Viewing by Appointment Only

• Belgrave  
 3

 2

• Garage  
 1



 **SETHS**

# 3 Bedroom House - Terraced located in Leicester

## ENTRANCE HALL

Carpeted flooring with stairs leading to the first floor, and a radiator. Provides access into the lounge.

## THROUGH LOUNGE

22'2" x 11'10"

Carpeted flooring, radiator, double-glazed bay window facing the front aspect, and spotlighting. Provides access to the dining area and a lobby located understairs with a shower room.

## LOBBY

Carpeted flooring with storage under the stairs, accommodating gas, electric, and consumer units. Provides access to the downstairs shower room.

## SHOWER ROOM

Tiled flooring, tiled walls, wash basin with unit, toilet, standing shower cubicle with mixer function, spotlighting, and a double glazed window facing the side aspect.

## EXTENDED KITCHEN/DINER

15'6" x 11'3"

Vinyl flooring, UPVC door providing access to the garden, radiator, sliding metal doors, base and eye-level units, walls with tile accents, supply for a washing machine, integrated extractor, double-glazed window facing the rear aspect, another double-glazed window facing the side aspect, gas-powered combination boiler, supply and space for a dishwasher, integrated oven and microwave/grill, integrated fridge and freezer in base-level unit.

## FIRST FLOOR

## LANDING

## BEDROOM 1

14'3" x 9'1"

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

## BEDROOM 2

10'2" x 7'5"

Carpeted flooring, radiator, double-glazed window facing the rear aspect.

## BEDROOM 3

6'10" x 6'9"

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

## BATHROOM

Vinyl flooring, standing radiator, tiled walls, toilet, wash hand basin, polyvinyl bathtub, double glazed window facing the rear aspect.

## OUTSIDE

## FREEHOLD

## COUNCIL TAX BAND - A

## ADDITIONAL INFORMATION









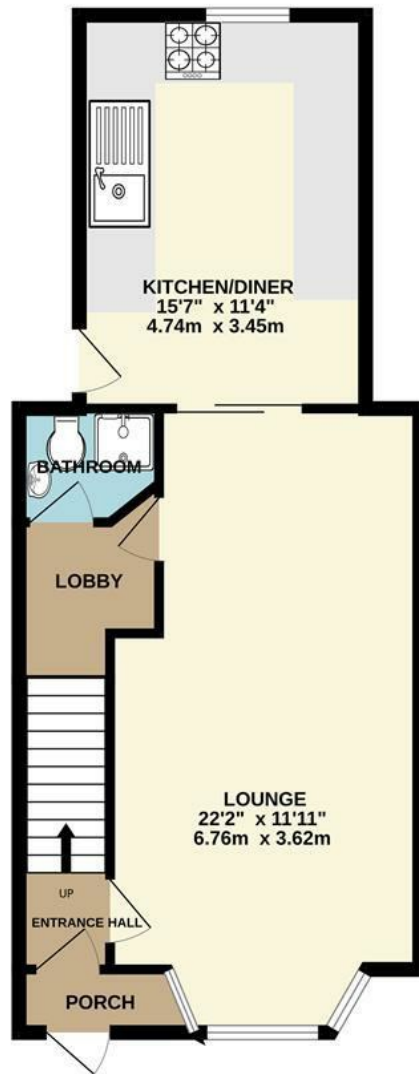
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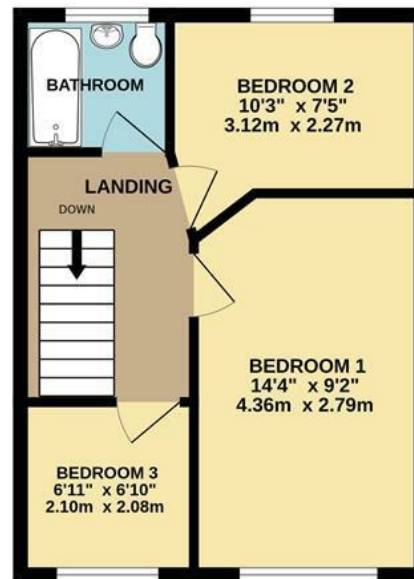


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GROUND FLOOR



1ST FLOOR



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

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Council Tax Band

A

| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) <b>A</b>                          |         |                         |
| (81-91) <b>B</b>                            |         |                         |
| (69-80) <b>C</b>                            |         |                         |
| (55-68) <b>D</b>                            |         |                         |
| (39-54) <b>E</b>                            |         |                         |
| (21-38) <b>F</b>                            |         |                         |
| (1-20) <b>G</b>                             |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |

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.

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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