



50 Vicarage Lane
Belgrave, Leicester, LE4 5PD
£210,000

Set in the heart of Belgrave and overlooking the idyllic Belgrave Gardens is this well presented, traditional, two bedroom bay fronted terrace house. Located on a quiet road in a conservation area this property is ideal for first time buyers, downsizers & investors alike. Inside, the property briefly comprises; entrance porch, lounge, dining area and kitchen to the ground floor with two double bedrooms and a family bathroom to the first. The property also benefits from front and rear gardens, uPVC Double & Triple glazed windows, gas central heating and recently improved loft insulation and damp proofing.

- Well Presented Character Mid Terrace
- Two Double Bedrooms
- Open Living-Diner
- Overlooking Belgrave Gardens
- Front & Rear Gardens
- Sought After Location Close To Local Amenities
- Ideal FTB/BTL
- EPC Rating C / Council Tax Band A / Freehold



The Property

The property is entered via a uPVC double glazed door leading into.

Entrance Porch

With door leading into.

Lounge

14'9" x 11'1" (4.5 x 3.4)

With uPVC double glazed bay window to the front aspect, electric fire with feature surround and leads into the dining area.

Dining Area

9'1" x 11'1" (2.78 x 3.4)

With stairs leading to the first floor, uPVC triple glazed window to the rear aspect and houses the family dining table.

Kitchen

15'3" x 5'7" (4.67 x 1.72)

(maximum measurements) Fitted with a range of floor and wall mounted units, roll top work surface and tiled splashbacks. The kitchen also benefits from a gas hob, plumbing for a washing machine, stainless steel sink and drainer unit, pantry cupboard, dual aspect triple glazed windows and uPVC double glazed door leading out onto the rear garden.

The First Floor Landing

With access to the boarded loft, storage cupboard and provides access to the following.

Bedroom One

11'5" x 12'7" (3.49 x 3.86)

Spacious double bedroom with fitted storage and uPVC double glazed sash window to the front aspect.

Bedroom Two

12'5" x 9'7" (3.79 x 2.94)

(maximum measurements) Another double bedroom with fitted storage and uPVC triple glazed window to the rear aspect.

Bathroom

12'5" x 6'0" (3.79 x 1.84)

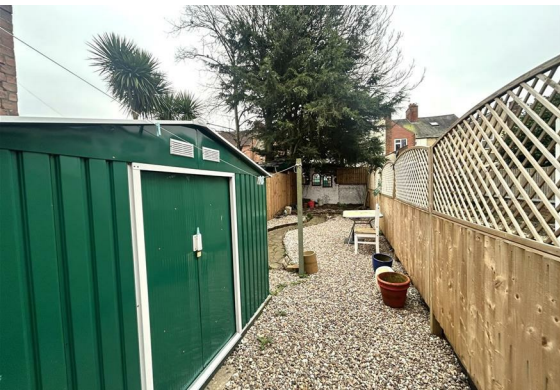
(maximum measurements) Fitted with a three piece suite comprising bath, pedestal basin and wc. The bathroom also benefits from a vanity unit, airing cupboard, radiator and obscure uPVC triple glazed window to the rear aspect.

Outside

To the front is a brick paved frontage with walled boundary.

To the rear is a low maintenance courtyard style garden with fenced and walled boundaries.

To the side is access to the front and rear via the alleyway.



Floor Plan



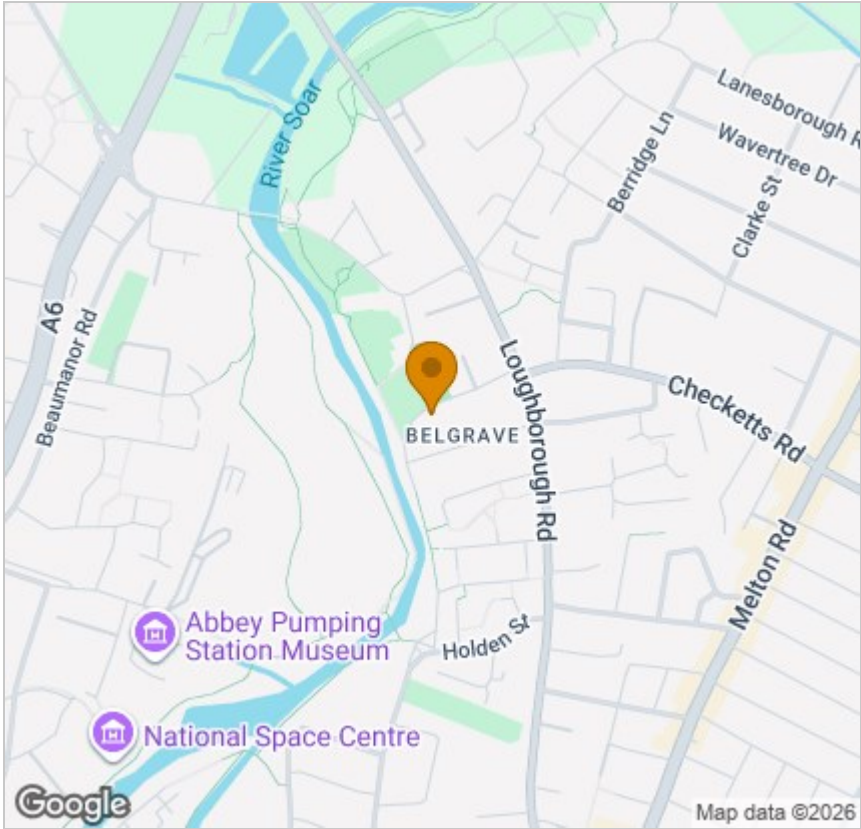
Viewing

Please contact our Syston Sales Office on 0116 2607788 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

