



**Vicarage Lane, Belgrave Leicester LE4 5PD**

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## **Vicarage Lane, Belgrave Leicester**

A three -bed mid terrace house in Belgrave's conservation area, blending character and modern style. Spacious entrance hallway, lounge, dining room, kitchen with utility area and WC. Three bedrooms and modern family bathroom. Impressive rear garden and beautifully maintained exterior.

### **Entrance Hall**

Door to the front.

### **Lounge**

13' 6" x 10' 1" ( 4.11m x 3.07m )

Bay window to the front, built in storage cupboard and radiator.

### **Dining Room**

12' x 13' 3" ( 3.66m x 4.04m )

Window to the rear, gas fireplace and radiator.

### **Kitchen**

13' 11" x 7' 10" ( 4.24m x 2.39m )

Fitted kitchen comprising of base units with work surfaces over, sink drainer unit, combi boiler and space for appliances. Window to the side and door to the utility room.

### **Utility Area**

Window to the rear and fitted units.

### **W C**

With WC and hand wash basin.

### **First Floor Landing**

With stairs rising from the ground floor.

### **Bedroom One**

11' 6" x 13' 11" ( 3.51m x 4.24m )

Bay window to the front, integrated storage cupboard and radiator.

### **Bedroom Two**

9' 6" x 12' ( 2.90m x 3.66m )

Window to the rear and radiator.

### **Bedroom Three**

11' 9" x 8' ( 3.58m x 2.44m )

Window to the rear and radiator.

### **Bathroom**

Window to the side, shower cubicle, WC, hand wash basin and towel rail.

### **Rear Of Property**

To the rear of the property is an easy to maintain garden laid to lawn with a patio area.







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## Vicarage Lane, Belgrave Leicester

- Period Charm
- Long Garden
- Three Bedrooms
- Conservation Area
- Character Home

Tenure: Freehold EPC Rating: D

**£270,000**



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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Property Ref:  
LHS119419 - 0004

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