

FREEHOLD



House - Terraced (EPC Rating: D)

Catherine Street, Belgrave, Leicester, LE4 6GG

Offers Over

£310,000



# 3 Bedroom House - Terraced located in Leicester

**\*\*\* THREE BEDROOMS - DRIVE - LARGE GARDEN \*\*\***

Located in the vibrant and sought-after area of Belgrave, this 3-bedroom mid-terraced home offers spacious living and great potential for further extension (subject to planning). Perfect for families or investors, the property also features double glazing and gas central heating throughout.

On the ground floor, the property boasts a through lounge with a double-glazed bay window and access to the rear garden, as well as a fitted kitchen with modern appliances. Upstairs, there are two large double bedrooms and a third well-proportioned bedroom, along with a family bathroom and separate WC. The rear garden is block-paved and includes a brick-built shed, with room to extend (subject to planning).

Conveniently located near local amenities, schools, and Leicester's famous Golden Mile, this property is ideal for those looking to make a home their own in a prime location.

To arrange a viewing, contact Seths Estate Agents today on 0116 266 9977.

## ENTRANCE HALL

The entrance hall features carpeted flooring and a radiator, with a double-glazed window facing the front aspect. Entry is through a UPVC door, with stairs leading to the first floor. There is access to the kitchen and lounge, as well as a storage cupboard under the stairs housing the electric meter, gas meter, and consumer unit.

## LOUNGE

26'2" x 10'4"

Carpeted flooring with a double-glazed bay window facing the front aspect and a radiator. There is another radiator and double-glazed windows facing the rear aspect, along with a UPVC door providing access to the garden.

## KITCHEN

11'10" x 7'9"

Tiled flooring, base and eye-level units, integrated gas burner with oven and extractor overhead, stainless steel sink, radiator, and partially tiled walls. The kitchen includes a UPVC door for garden access and a double-glazed window facing the rear aspect.

## FIRST FLOOR

### LANDING

Carpeted flooring, offering access to all rooms on the first floor and a hatch leading to the loft.

### BEDROOM 1

14'9" x 10'4"

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

### BEDROOM 2

11'5" x 10'5"

Carpeted flooring with a radiator and a double-glazed window facing the rear aspect.

### BEDROOM 3

10'0" x 7'6"

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

### BATHROOM

Vinyl flooring with partially tiled walls, a radiator, a polyvinyl bathtub, a toilet, a wash hand basin, and a gas-powered combination boiler housed in a storage cupboard.

### W/C

Vinyl flooring with partially tiled walls, a wash hand basin, a toilet, and a double-glazed window facing the rear aspect.

### OUTSIDE

The rear garden is block-paved, and enclosed by a combination of wooden and brick-built perimeters. There is ample space for potential extensions (subject to planning permissions) and a passage that leads to the front of the property. The garden also includes a brick-built shed.

### FREEHOLD

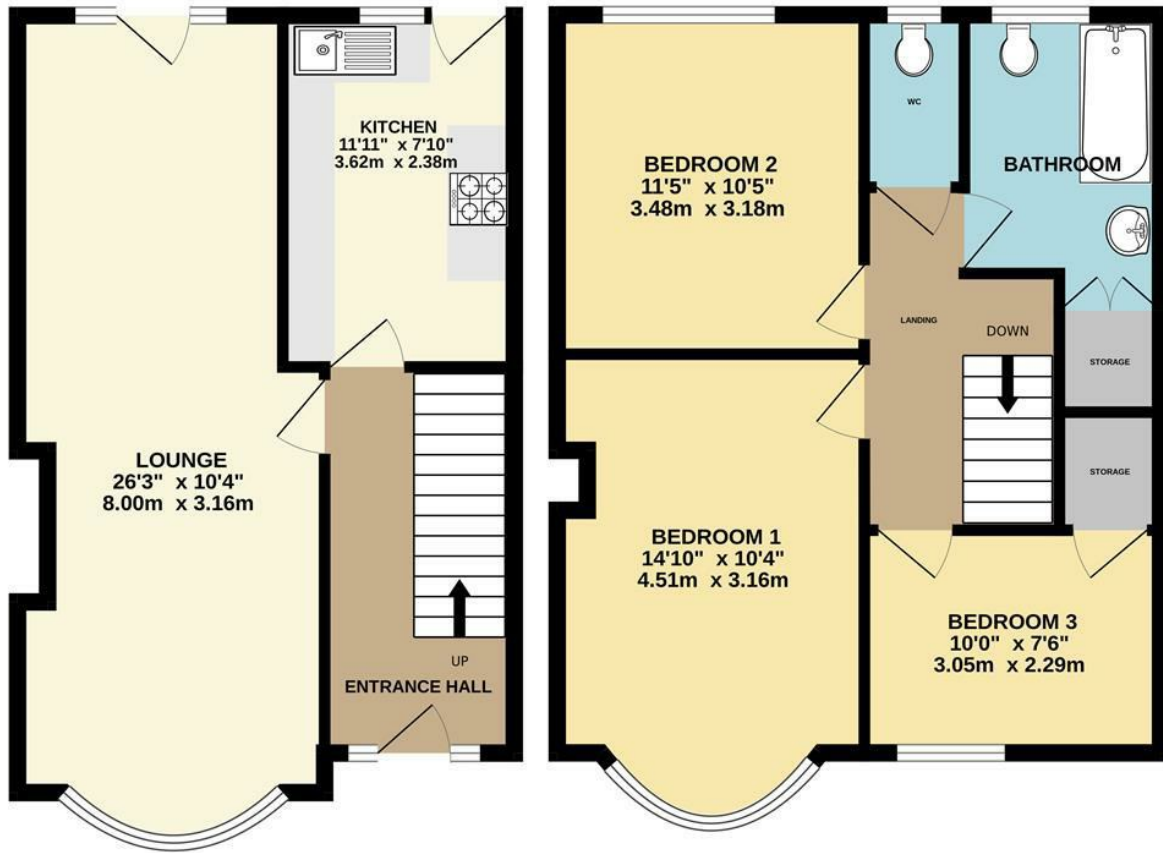
### COUNCIL TAX BAND - B

### ADDITIONAL INFORMATION







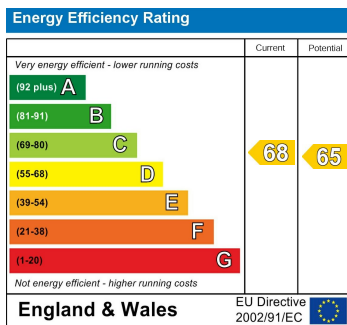


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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