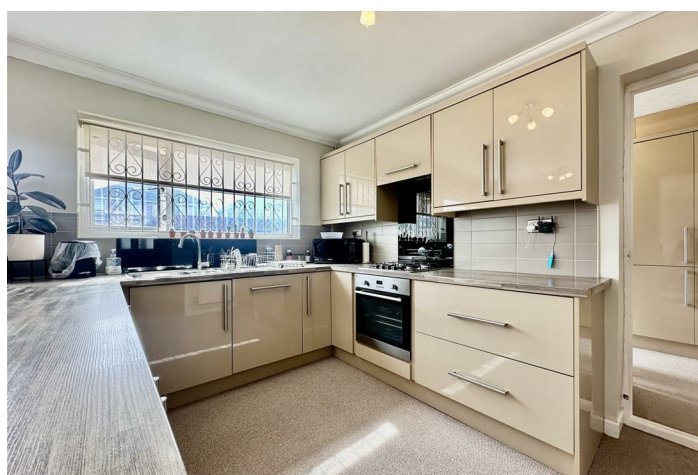


FREEHOLD



House - Semi-Detached (EPC Rating: E)

Catherine Street, Belgrave, Leicester LE4 6GG

PRICE:

£435,000



5 Bedroom House - Semi-Detached located in Leicester

*** LARGE FAMILY HOME - BELGRAVE - 5 BEDROOMS - NO CHAIN ***

Seths Estate Agents are proud to present this impressive 5-bedroom extended semi-detached property on Catherine Street, Belgrave. Boasting parking for two vehicles in the driveway, this home offers practicality and convenience.

Upon entering through the porch and the entrance hall, you'll find a spacious bay fronted through the lounge, providing a welcoming and versatile living space. The ground floor also features a convenient downstairs shower room and an extended kitchen/diner. Adjacent to the kitchen/diner is a utility room leading to the garage.

Upstairs, this property comprises five well-appointed bedrooms, each equipped with fitted cupboards for ample storage. A bathroom completes the first floor.

Outside, the garden presents a combination of slabbing and grass lawn, complemented by a pergola.

This extended semi-detached property is ideally positioned in Belgrave, offering spacious living areas and practical features for modern family life. Contact us today to arrange a viewing and explore the potential of this fantastic home.

PORCH

ENTRANCE HALL

Carpeted flooring, radiator, stairs leading to the first floor, storage cupboard located under stairs, providing access to the lounge, kitchen shower room.

THROUGH LOUNGE

23'10" x 11'5"

Carpeted flooring, double-glazed bay window facing the front aspect, X2 radiator, open access to kitchen/diner

KITCHEN/DINER

18'4" x 11'1"

Carpeted flooring, radiator, double-glazed windows facing the rear aspect, double-glazed sliding door leading to the garden, base and eye level units, integrated four-ring gas burner, integrated extractor over, inbuilt dishwasher, stainless steel sink, door leading to the utility room, partially tiled walls,

UTILITY ROOM

11'0" x 6'9"

Carpeted flooring, base and eye level units, partially tiled walls, stainless steel sink, in-built fridge, door leading to garage, double glazed window facing the rear aspect

SHOWER ROOM

Tiled flooring, mixer shower, wash hand basin, toilet, standing radiator, tiled walls

FIRST FLOOR

LANDING

Carpeted flooring, radiator, doub

BEDROOM 1

11'6" x 11'5"

Carpeted flooring, radiator, inbuilt storage cupboard, double-glazed bay window facing the front aspect.

BEDROOM 2

11'8" x 11'6"

Carpeted flooring, in-built storage cupboard, double-glazed window facing the rear aspect, radiator.

BEDROOM 3

11'9" x 7'3"

Carpeted flooring, radiator, double-glazed window facing the front aspect, inbuilt storage cupboard.

BEDROOM 4

11'7" x 6'10"

Carpeted flooring, double-glazed window facing the rear aspect, inbuilt storage cupboard.

BEDROOM 5

6'11" x 6'6"

Carpeted flooring, radiator, double glazed window facing the front aspect in built storage cupboard

BATHROOM

Tiled flooring, tiled walls, standing radiator, base level unit with wash hand basin, toilet, polyvinyl bathtub with shower over. double-glazed window facing the rear aspect.



OUTSIDE

To the front, block paved drive for two vehicles, up and over door providing access to the garage. To the rear, the garden features a slabbed patio area along with a grass lawn, and pergola, secluded by wooden fencing along the perimeter.

GARAGE

Metal and up and over door, electrics equipped.

FREEHOLD

COUNCIL TAX BAND - B

ADDITIONAL INFORMATION

Tenure: Freehold

EPC rating: E

Council Tax Band: B

Council Tax Rate: £1,699.85

Mains Gas: Yes

Mains Electricity: Yes

Mains Water: Yes

Mains Drainage: Yes

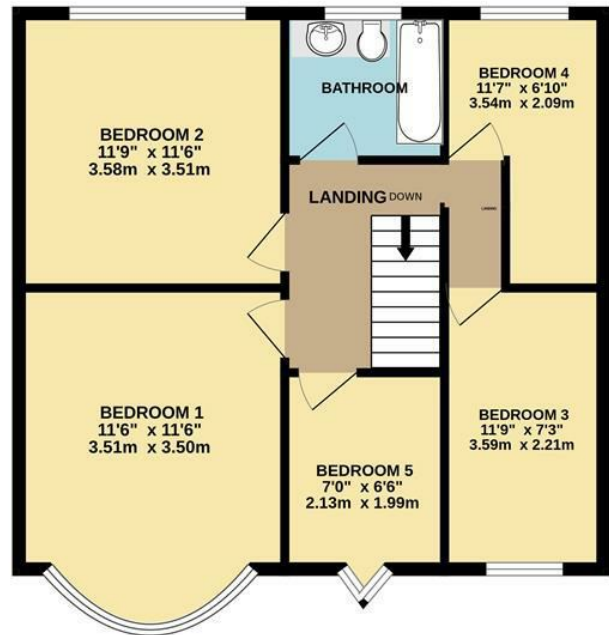
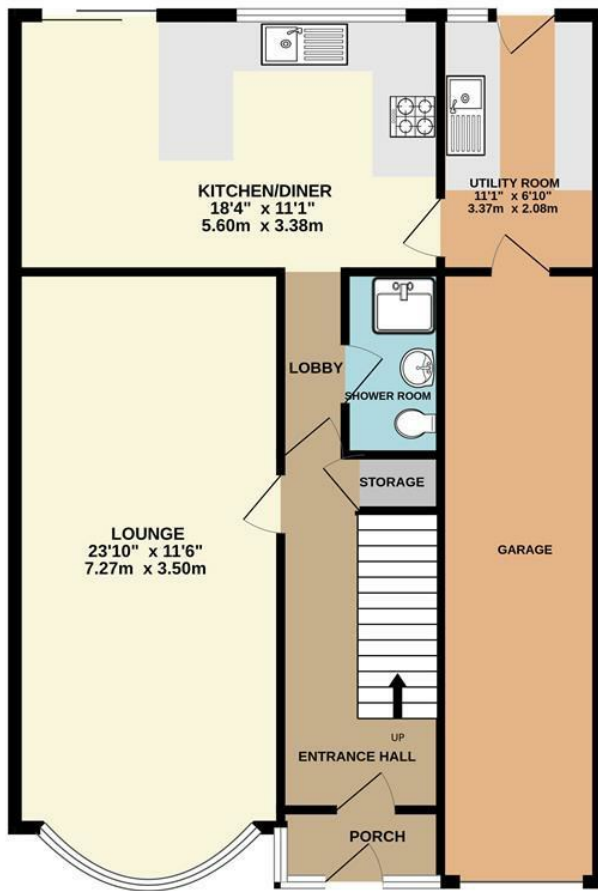
Broadband availability: Fibre





GROUND FLOOR

1ST FLOOR

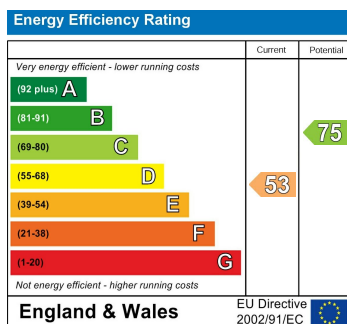


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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

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.