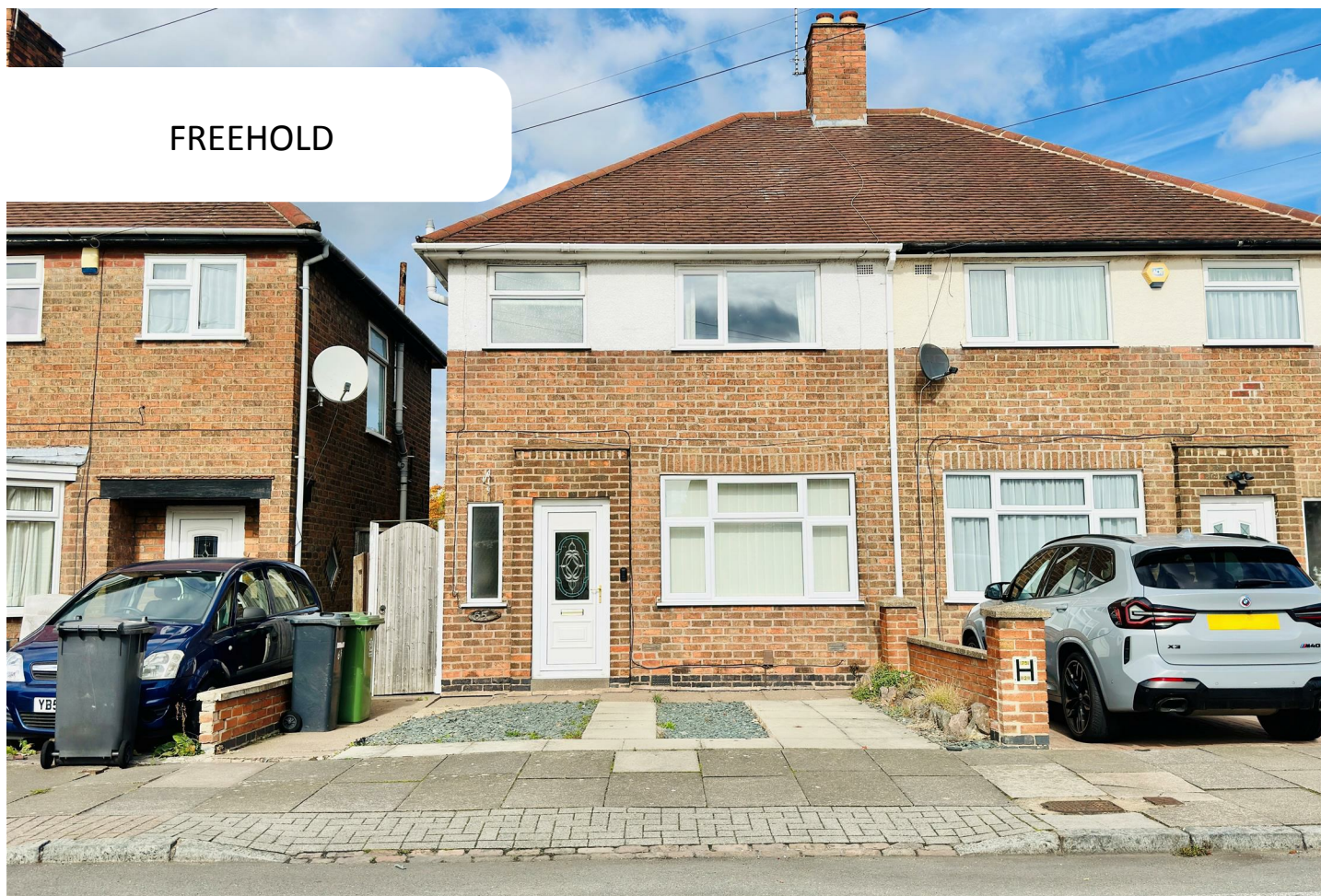


FREEHOLD



House - Semi-Detached (EPC Rating: D)

Swithland Avenue, Leicester, LE4 5BQ

Offers Over:

£235,000



# 3 Bedroom House - Semi-Detached located in Leicester

**\*\*\* THREE BEDROOMS - SEMI DETACHED - NO ONWARD CHAIN - OFF ROAD PARKING \*\*\***

Seths are proud to present this three bedroom semi-detached home on Swithland Avenue, offered to the market with no onward chain. The property benefits from a driveway, rear garage and offers fantastic potential to extend (subject to planning permission).

The accommodation briefly comprises an entrance hall, fitted kitchen, and a spacious lounge/diner with sliding doors leading out to the garden. On the first floor are three bedrooms and a family bathroom.

Outside, the property enjoys a generous rear garden with lawn and patio, together with a garage and off-road parking.

This property represents an excellent opportunity for buyers looking to create a family home in a popular Belgrave location.

**Contact Seths Today to Arrange A Viewing - 0116 266 9977.**

## GROUND FLOOR

### ENTRANCE HALL

8'3" x 5'0"

Accessed via a UPVC front door with double-glazed window to the front aspect. Carpeted flooring, radiator, storage cupboard beneath the stairs, and stairs leading to the first floor. Provides access into the kitchen.

### KITCHEN

14'6" x 4'11"

Laminate flooring, tiled walls, and base and eye-level units. Includes stainless steel sink, integrated gas hob with oven and extractor hood, plumbing and space for a washing machine, and space for a fridge. Double-glazed window to the front aspect and UPVC side door giving access to the outside. Under-stairs storage cupboard. Provides access to the lounge.

### LOUNGE

23'7" x 10'0"

Carpeted flooring, radiator, double-glazed window to the front aspect, and UPVC sliding doors opening out to the rear garden.

## FIRST FLOOR

### LANDING

9'4" x 6'5"

Carpeted flooring, radiator, and double-glazed window to the side aspect. Loft access via hatch. Storage cupboard over the stairs housing the recently installed gas-powered combination boiler.

## BEDROOM ONE

11'6" x 10'0"

Laminate flooring, radiator, fitted storage cupboards, and double-glazed window facing the front aspect.

## BEDROOM TWO

11'2" x 8'9"

Carpeted flooring, radiator, and double-glazed window to the front aspect.

## BEDROOM THREE

8'0" x 6'4"

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

## BATHROOM

Vinyl flooring, partially tiled walls, radiator, wash hand basin, toilet, and electric shower with floor drain. Double-glazed window facing the front aspect.

## OUTSIDE

To the rear, the property features a paved patio with a path leading to the garage. Beyond, a lawned garden with strawberry plants and mature shrubs, enclosed by wooden fencing along the border. Side access is provided via a wooden gate to the front of the property. Gas and electric meters located externally.

## GARAGE

20'8" x 9'0"

Accessible from the rear garden via pathway.

## FREEHOLD





#### COUNCIL TAX BAND - B

#### ADDITIONAL INFORMATION

Tenure: Freehold

EPC rating: D

Council Tax Band: B (Leicester)

Council Tax Rate: £1,872.67

Mains Gas: Yes

Mains Electricity: Yes

Mains Water: Yes

Mains Drainage: Yes

Broadband availability: Superfast Fibre Broadband

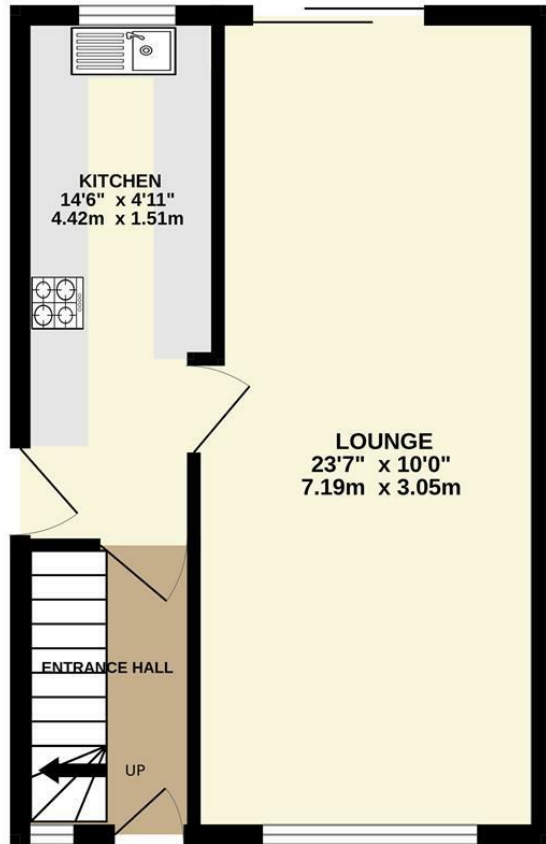




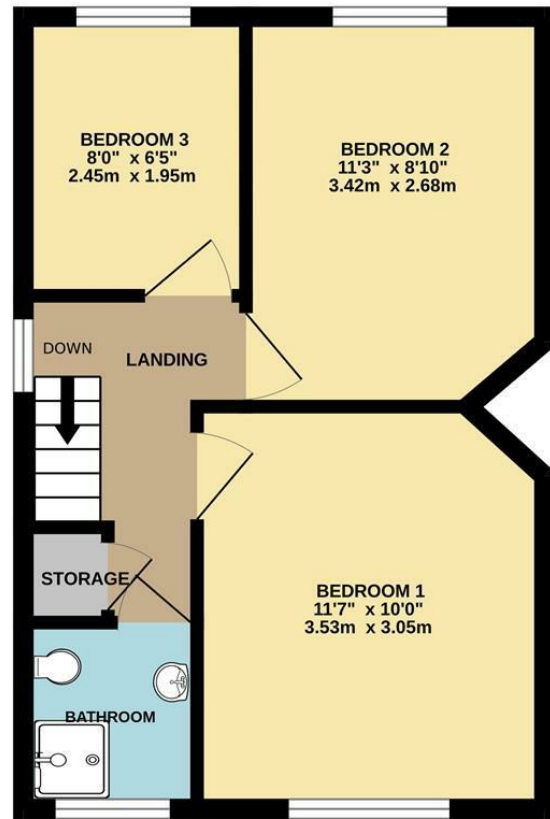




GROUND FLOOR



1ST FLOOR

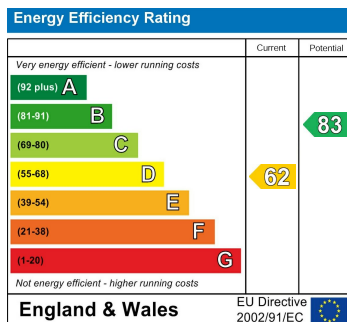


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.  
Made with Metropix ©2025

Council Tax Band

**B**

Energy Performance Graph



Call us on

**0116 266 9977**

**sales@seths.co.uk**

**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.