

FREEHOLD



House - Semi-Detached (EPC Rating: C)

Wavertree Drive, Belgrave, Leicester, LE4 7NY

PRICE:

£395,000



# 3 Bedroom House - Semi-Detached located in Leicester

**\*\*\* NO ONWARD CHAIN - THREE BEDROOMS - DRIVEWAY - BELGRAVE - SEMI DETACHED - EXTENDED \*\*\***

Presenting this well-maintained and extended three-bedroom semi-detached family home located on the ever-popular Wavertree Drive in Belgrave. Offered to the market with no onward chain, this property combines generous living space, modern touches, and excellent access to local amenities — making it an ideal family home or investment opportunity.

The property features a welcoming entrance hall leading into a bright lounge with bay window, which flows into a spacious sitting room perfect for family gatherings or entertaining. The extended kitchen and diner offers ample worktop space, integrated appliances, and access to the rear garden. A convenient ground floor wet room completes the downstairs accommodation.

Upstairs, the first floor offers three well-proportioned bedrooms and a modern family bathroom with a bathtub and mixer shower.

Externally, the property boasts a low-maintenance rear garden with a patio area and access to a large detached garage equipped with power, lighting, and additional loft storage. The front driveway provides parking for multiple vehicles.

## GROUND FLOOR

### PORCH

6'4" x 3'0"

Finished with tiled flooring and double-glazed windows to the front and side aspects. Accessed via a UPVC door with spotlighting and a further UPVC door leading into the property.

### ENTRANCE HALL

13'9" x 6'6"

Laminate flooring, radiator, and stairs leading to the first floor. Provides access to the lounge and lobby. A storage cupboard houses a recently installed gas-powered combination boiler.

### LOUNGE

11'7" x 10'8"

Finished with carpeted flooring, spotlighting, radiator, and a double-glazed bay window to the front aspect. Open access into the sitting room, creating a through lounge layout.

### SITTING ROOM

11'6" x 11'5"

Open access from the lounge and entrance hall. Features spotlighting, radiator, and leads through to the extended kitchen and diner.

### LOBBY

8'3" x 2'8"

Laminate flooring, radiator, and access to the ground floor wet room and kitchen/diner.

### WETROOM

Fully fitted wet room with vinyl flooring, panelled walls, and a mixer shower. Includes toilet, wash hand basin, radiator, and double-glazed window to the side aspect.

### KITCHEN & DINER

17'4" x 11'4"

Tiled flooring, radiator, spotlighting, and double-glazed French doors opening onto the rear garden. Fitted with a range of base and eye-level units, stainless steel sink, partially tiled walls, and integrated six-ring gas burner with oven and extractor hood over. Includes plumbing and space for a washing machine and fridge, as well as a designated dining area.

## FIRST FLOOR

### LANDING

6'10" x 6'5"

Carpeted flooring, double-glazed window to the side aspect, loft hatch access, and doors leading to all first-floor rooms.



#### **BEDROOM ONE**

13'6" x 11'5"

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

#### **BEDROOM TWO**

11'7" x 11'5"

Carpeted flooring, radiator, and double-glazed window overlooking the rear garden.

#### **BEDROOM THREE**

6'10" x 6'7"

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

#### **BATHROOM**

8'3" x 6'6"

Vinyl flooring, partially tiled walls, spotlighting, standing radiator, toilet, wash hand basin, and a polyvinyl bathtub with mixer shower and easy-access design for elderly or disabled users. Double-glazed window to the rear aspect.

#### **OUTSIDE**

To the rear, the property features a slabbed garden

enclosed by a combination of brick-built and wooden fencing. There is block paving and a gravelled area, with access to the garage via both a side entrance and a metal up-and-over door.

#### **GARAGE**

21'4" x 10'2"

Ample-sized garage with concrete flooring, power supply, and additional loft storage. Features a metal up-and-over door for vehicle access and a side entrance door leading to the garden. A double-glazed window faces the side aspect.

#### **FREEHOLD**

#### **COUNCIL TAX BAND - C**

#### **ADDITIONAL INFORMATION**

Tenure: Freehold

EPC rating: C

Council Tax Band: C (Leicester)

Council Tax Rate: £2,140.20

Mains Gas: Yes

Mains Electricity: Yes

Mains Water: Yes



Mains Drainage: Yes  
Broadband availability: Superfast Fibre Broadband





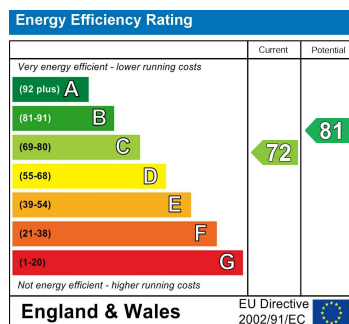


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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

**C**

Energy Performance Graph



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