



Belper Street, Belgrave, LE4

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£290,000



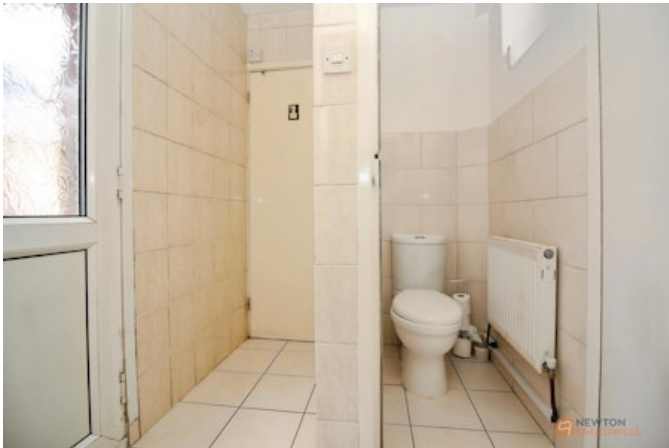
Key Features

- Three bedroom mid terrace house
- Two reception rooms
- Conveniently located for access to Leicester City Centre
- Gas central heating & double glazing
- Popular residential location
- Ideal first purchase or buy to let home
- EPC rating TBC
- Freehold





Newton Fallowell are delighted to present this three-bedroom mid-terraced home, situated in the popular residential area of Belgrave, within walking distance of Melton Road and its wide range of shops, amenities and transport links. The accommodation briefly comprises two reception rooms, kitchen, and ground floor bathroom with separate WC. To the first floor are three well-proportioned bedrooms. The property further benefits from gas central heating, double glazing throughout, and a low-maintenance rear yard. An early viewing is highly recommended.

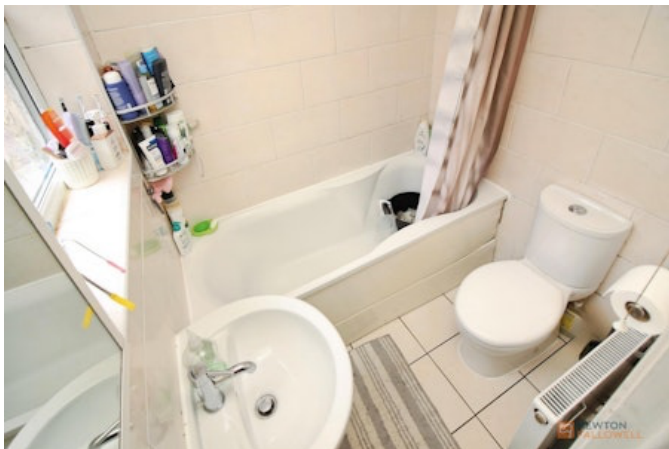


Step into your new home

Upon entering the property, you are welcomed into the lounge, featuring wood-effect flooring, a front aspect window, and access to a useful storage cupboard. Open access leads through to the second reception room, ideally suited for formal dining, with a concealed staircase and a rear aspect window.

The kitchen is fitted with a range of wall and base units with roll-edge work surfaces, a sink and drainer, built-in oven, and four-ring hob with extractor hood.

Completing the ground floor is a guest WC, alongside a modern bathroom fitted with a three-piece suite comprising a bath with shower over, wash hand basin and WC, complemented by tiled surrounds.



Moving upstairs

Stairs rise to the first floor landing, which provides access to three well-proportioned bedrooms, with the principal bedroom benefitting from fitted wardrobes.

Outside

Externally, there is a low-maintenance rear courtyard with a shed and access to the front. There is also on-street parking on a first come first served basis.

Location

The sought-after suburb of Belgrave is located off the Melton Road to the north of the City of Leicester, just inside the City boundary, and is well known for its popularity in terms of convenience for ease of access to the market towns of Loughborough and Melton Mowbray, the A6\A46\M1\M69\M42 major road network for travel north, south and west, the East Midlands International Airport at Castle Donington and the Charnwood and New National Forests with their many scenic country walks and golf courses.

Belgrave also offers a fine range of local amenities along or off the Melton Road including shopping for day-to-day needs, schooling for all ages, recreational amenities and regular bus services to the Leicester City centre.

Tenure & Council Tax

We understand the property to be freehold with vacant possession upon completion. Leicester - Tax Band A. Please be advised that when a property is sold, local authorities reserve the right to re-calculate the council tax band.

Viewing Arrangements

Viewings are strictly by appointment only.

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Making an Offer

"We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of



these checks is £60 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks.”

Agents Note

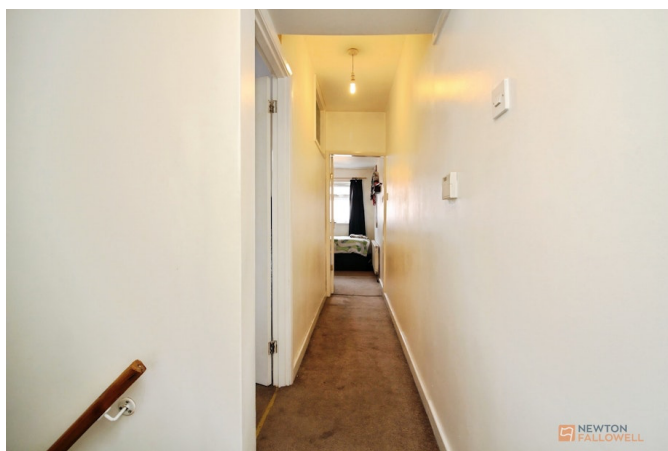
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Referrals

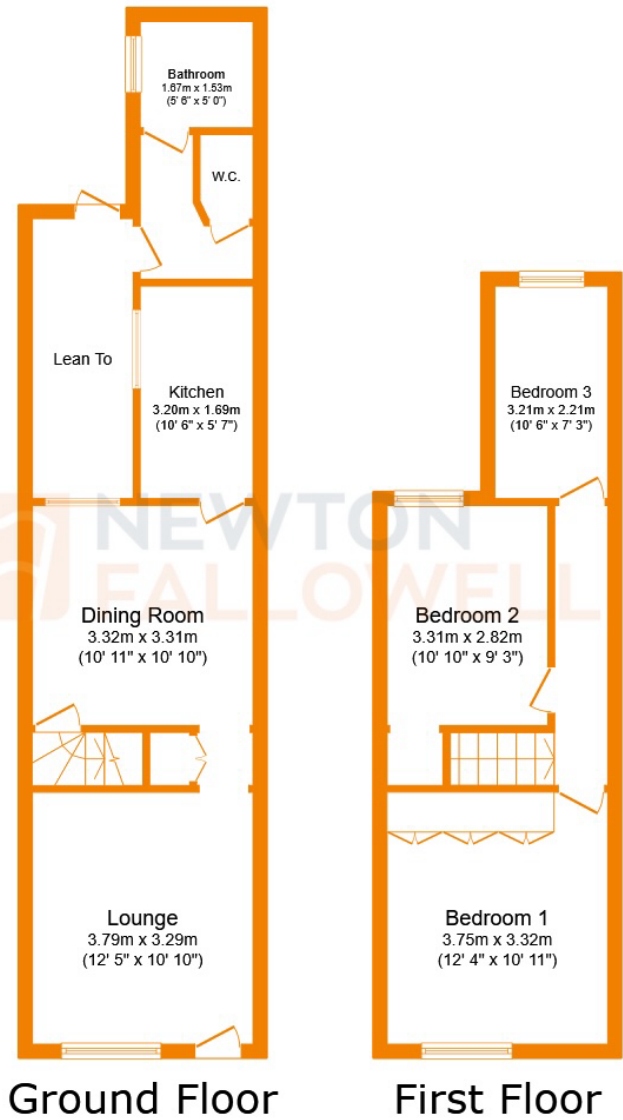
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Free Property Valuations

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