

FREEHOLD



House - Semi-Detached (EPC Rating: D)

Canon Street, Belgrave, Leicester, LE4 6NJ

PRICE:

£270,000

 SETHS

 2  1  1  D

# 2 Bedroom House - Semi-Detached located in Leicester

**\*\*\* TWO BEDROOMS - SEMI DETACHED - OFF ROAD PARKING - POTENTIAL TO EXTEND (STPP) \*\*\***

Seths Estate Agents are pleased to present this two-bedroom semi-detached home located on Canon Street in the heart of Belgrave. Benefitting from off-road parking, a generous rear garden and excellent potential to extend (subject to the necessary planning permissions), this property would make an ideal first-time purchase or family home.

The accommodation comprises an entrance hall leading into a lounge with a bay window to the front aspect. The lounge flows through to a separate dining room, providing an ideal space for entertaining and family dining. The fitted kitchen offers a range of base and eye-level units, integrated oven and gas hob with extractor, and views over the rear garden. To the rear of the property is a useful lobby area providing access to a downstairs WC, storage space and the garden.

The first floor offers two well-proportioned bedrooms, including a generous principal bedroom with bay window and built-in storage, along with a family bathroom fitted with a bath, wash hand basin and WC.

Externally, the property benefits from a driveway providing off-road parking, a front garden and secure side access through double wooden gates. The standout feature is the substantial rear garden, offering a patio area, lawn and ample outdoor space with excellent scope for further extension or development, subject to the relevant planning consents.

**Contact Seths today to arrange a viewing.**

## GROUND FLOOR

### ENTRANCE HALL

Accessed via the front entrance door, the hall is finished with laminate flooring and benefits from a radiator. Stairs rise to the first floor, while a door provides access to the lounge.

### LOUNGE

12'0" x 11'1"

Finished with laminate flooring, the lounge features a radiator, spotlighting, and a double-glazed bay window to the front elevation. Sliding doors provide access to the dining room.

### DINING ROOM

9'7" x 8'10"

Having laminate flooring, a radiator, wash hand basin, spotlighting, and a double-glazed window to the side elevation. The dining room provides access to the kitchen and lobby, with a useful understairs storage cupboard.

### KITCHEN

9'2" x 4'11"

Fitted with a range of base and eye-level units, laminate flooring, partially tiled walls, and a stainless

steel sink. There is an integrated gas hob with oven and extractor hood over, a gas-fired combination boiler, and double-glazed windows to the side and rear elevations.

### LOBBY

Finished with vinyl flooring and comprising a radiator, a double-glazed window to the side elevation, and a UPVC door providing access to the rear garden. The lobby also gives access to a storage area and the downstairs WC.

### W/C

Fitted with tiled flooring, a wash hand basin, WC, radiator, and a window to the rear elevation.

## FIRST FLOOR

### LANDING

Finished with laminate flooring and providing access to all first-floor accommodation. There is also a hatch providing access to the loft space.

### BEDROOM ONE

11'3" x 9'11"

A double bedroom featuring laminate flooring, a radiator, a double-glazed bay window to the front elevation, an inbuilt storage cupboard, and an additional storage cupboard located above the stairs.



#### **BEDROOM TWO**

10'2" x 9'2"

Finished with laminate flooring, radiator, and a double-glazed window overlooking the rear elevation.

#### **BATHROOM**

7'4" x 5'6"

Comprising tiled flooring, panelled walls and ceiling, spotlighting, a wash hand basin, WC, panelled bath, standing radiator, and a double-glazed window to the rear elevation.

#### **OUTSIDE**

To the front, the property features a driveway large enough to accommodate parking for one vehicle, alongside a front garden and slabbed steps leading to the entrance. A double wooden gate provides access to the rear garden and is wide enough to allow vehicle access if required.

To the rear, the property benefits from an ample-sized garden offering potential for extension, subject to the necessary planning permissions. The garden comprises a slabbed patio area leading onto a generous lawn and is enclosed by wooden fencing along the boundaries.

#### **ADDITIONAL INFORMATION**

Tenure: Freehold

EPC rating: D

Council Tax Band: B

Council Tax Rate: £ 1,966.81

Mains Gas: Yes

Mains Electricity: Yes

Mains Water: Yes

Mains Drainage: Yes

Broadband availability: Superfast Fibre Broadband

#### **FREEHOLD**

#### **COUNCIL TAX BAND - B**



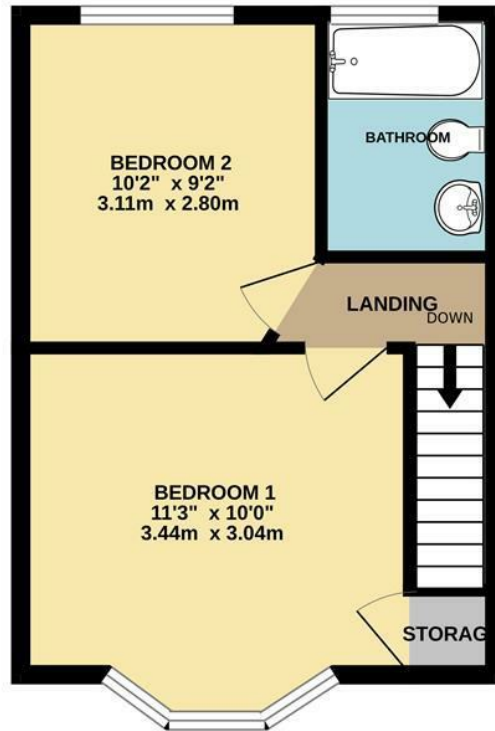


Belgrave Office Sales | 20 Loughborough Road, Leicester, LE4 5LD

GROUND FLOOR  
356 sq.ft. (33.1 sq.m.) approx.



1ST FLOOR  
300 sq.ft. (27.8 sq.m.) approx.



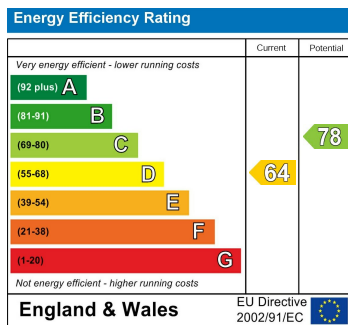
TOTAL FLOOR AREA: 656 sq.ft. (61.0 sq.m.) approx.

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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