

FREEHOLD



House - Terraced (EPC Rating:)

LANCASHIRE STREET, BELGRAVE, LEICESTER,
LE4 7AF

PRICE:

£289,950

 SETHS



3 Bedroom House - Terraced located in Leicester

***** NO ONWARD CHAIN - LARGE TERRACED HOME - TWO RECEPTION ROOMS - THREE BEDROOMS *****

Seths Estate Agents are delighted to bring to market this deceptively spacious three potentially four bedroom terraced home located on Lancashire Street in the popular Belgrave area of Leicester. This property offers a remarkable amount of internal space rarely found in a home of this type, and is presented in ready to move into condition.

Offered with no onward chain and further benefitting from a large rear garden with potential to extend, subject to the necessary planning permissions.

To the rear, the property boasts a generous garden, offering real potential for further development or simply a fantastic outdoor space for families to enjoy.

Internally the ground floor is truly impressive, comprising an entrance hall, a bedroom with a bay window to the front, a lounge with gas fireplace, double doors opening to the garden, a second reception room, a kitchen, a lobby/utility room, and a convenient downstairs WC — an exceptional amount of space for a terraced home. To the first floor are two bedrooms, including a particularly large principal bedroom which could be split into two bedrooms, and a family bathroom.

Contact Seths today to arrange a viewing - 0116 266 9977

GROUND FLOOR

ENTRANCE HALL

Carpeted flooring, radiator. Accessed via a composite front door. Provides access to the lounge, sitting room and stairs leading to the first floor.

BEDROOM THREE

14'7" x 10'6"

Carpeted flooring, two radiators, built-in storage cupboard, built-in desk with display shelving, double-glazed bay window to the front aspect.

LOUNGE

13'2" x 11'1"

Carpeted flooring, radiator, electric fireplace. uPVC double doors providing access to the rear garden. Provides access to the second reception room.

SECOND RECEPTION ROOM

18'10" x 8'11"

Carpeted flooring, radiator, gas fireplace, storage cupboard located beneath the stairs, additional storage cupboard with double-glazed window to the side aspect, double-glazed window to the side aspect. Provides access to the kitchen.

KITCHEN

8'8" x 7'9"

Tiled flooring, base and eye-level units, stainless steel sink, gas

combination boiler housed in high-level unit, partially tiled walls, double-glazed window to the side aspect. Provides access to the lobby/utility.

LOBBY / UTILITY

9'3" x 8'5"

Carpeted flooring, radiator, built-in desk, loft hatch, double-glazed window to the rear aspect. uPVC door providing access to the rear garden. Provides access to the downstairs WC.

W/C

DOWNSTAIRS WC

Carpeted flooring, WC, panelled ceiling, double-glazed window to the side aspect.

FIRST FLOOR

LANDING

21'10" x 5'4"

Carpeted flooring, radiator. Provides access to all first-floor rooms.

BEDROOM ONE

25'7" x 15'7"

Carpeted flooring, two radiators, spotlighting, built-in storage cupboard, two double-glazed windows to the front aspect, double-glazed window to the rear aspect. This bedroom is an ample size and there is potential for it to be split into two rooms.



BEDROOM TWO

11'7" x 8'11"

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

BATHROOM

11'4" x 5'10"

Carpeted flooring, radiator, panelled bath with shower attachment, wash hand basin, WC, partially tiled walls, loft hatch, double-glazed window to the side aspect.

FREEHOLD

COUNCIL TAX BAND -

ADDITIONAL INFORMATION

Tenure: Freehold

EPC rating:

Council Tax Band:

Council Tax Rate: £

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.
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Council Tax Band

Energy Performance Graph

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		

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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.