

FREEHOLD



House - Terraced (EPC Rating:)

Catherine Street, Belgrave, Leicester, LE4 6EP

PRICE:

£345,000



4 Bedroom House - Terraced located in Leicester

*** FOUR BEDROOMS - EXTENDED - CONSERVATORY - BELGRAVE - OFF ROAD PARKING ***

Seths are delighted to market this deceptively spacious Four Bedroom family home with off road parking, ideally located on Catherine Street in the heart of Belgrave.

Upon entry, the home opens into a welcoming hallway with storage and access to the lounge, kitchen/diner, and downstairs WC. The fitted kitchen offers ample wall and base units, space for appliances, and a dining area, with direct access to the conservatory. The conservatory, stretching the full width of the property, provides additional versatile living space with doors opening onto the garden and into the lounge. The lounge itself is a generous size and further benefits from access to an extended ground floor to a sitting room.

To the first floor, the landing leads to four well-proportioned bedrooms and a modern family bathroom with fitted suite including bath and overhead shower.

Externally, the property features a paved rear garden with a wooden shed, enclosed by a fenced perimeter with gated access, allowing access to off road parking for one vehicle.

This substantial home is well-suited for growing families, offering flexible living accommodation across both floors. Situated close to local schools, amenities, and transport links.

Contact Seths today to arrange a viewing - 0116 266 9977

GROUND FLOOR

ENTRANCE HALL

9'0" x 6'2"

Finished with tiled flooring, providing access to two storage cupboards, radiator, and stairs rising to the first floor. Grants access into the lounge, kitchen/diner, and downstairs WC. Entry via a UPVC door.

DOWNSTAIRS W/C

7'10" x 2'10"

Tiled flooring with radiator, WC, wash hand basin, eye-level unit, and double glazed side window.

LOUNGE

14'7" x 11'11"

Laminate flooring, radiator, and storage cupboard. Double doors allow access into the extended downstairs reception room. Allowing access to the conservatory.

SITTING ROOM

18'4" x 10'9"

Finished with laminate flooring, radiators, and double glazed windows to both the front and rear aspects. Accessed via sliding doors from the lounge.

KITCHEN & DINER

14'3" x 11'2"

Tiled flooring with dining space, radiator, and partially tiled walls. Fitted with base and eye-level units,

stainless steel sink, integrated extractor over space for a gas hob/oven, plumbing for a dishwasher, and plumbing/space for a washer. Space also available for a fridge. Includes two double glazed windows facing the rear aspect, radiator, and a UPVC door giving access to the conservatory.

CONSERVATORY

24'4" x 9'6"

Tiled flooring with double glazed windows to the front and side aspects. Double doors lead into the lounge, with further double and single doors providing access to the rear garden.

FIRST FLOOR

LANDING

19'9" x 6'1"

Laminate flooring with radiator, storage cupboard, and double glazed front window. Hatch allows access into the loft.

BEDROOM ONE

11'5" x 9'10"

Laminate flooring, radiator, and double glazed window to the rear aspect.

BEDROOM TWO

11'6" x 10'0"

Laminate flooring, radiator, and double glazed window to the rear aspect.



BEDROOM THREE

11'11" x 9'2"

Laminate flooring, radiator, and double glazed windows to both the front and rear aspects.

BEDROOM FOUR

11'6" x 6'3"

Laminate flooring, radiator, and double glazed window to the rear aspect.

BATHROOM

6'6" x 6'0"

Tiled flooring and tiled walls with panelled ceiling and spotlighting. Comprising toilet, wash hand basin with vanity unit, electric mirror, radiator, and poly bath with mixer shower function. Double glazed window to the front aspect.

OUTSIDE

The property features a paved rear garden, enclosed by a wooden fence along the borders. A wooden shed provides additional storage, while a wooden gate offers access to the outside. The property benefits from off-road parking for one vehicle, with further on-street parking available on the side street.

FREEHOLD

COUNCIL TAX BAND - A

ADDITIONAL INFORMATION

Tenure: Freehold

EPC rating: TBC

Council Tax Band: A (Leicester)

Council Tax Rate: £1,605.15

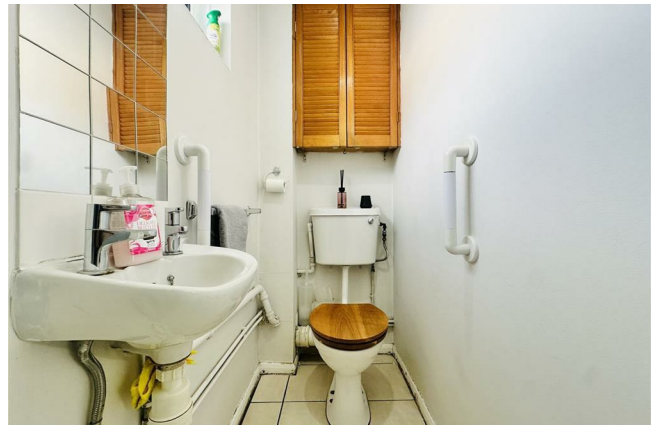
Mains Gas: Yes

Mains Electricity: Yes

Mains Water: Yes

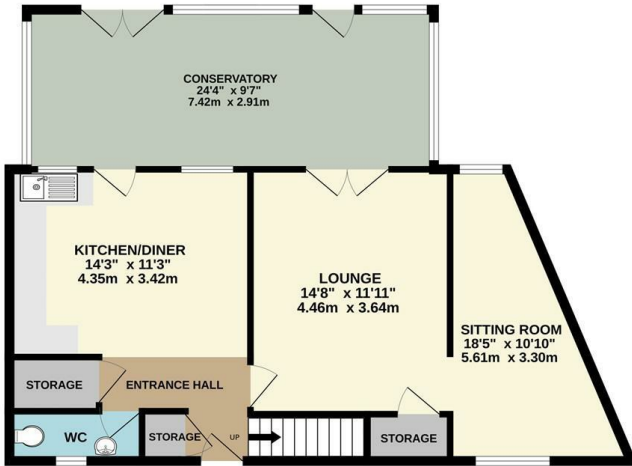
Mains Drainage: Yes

Broadband availability: Superfast Fibre Broadband

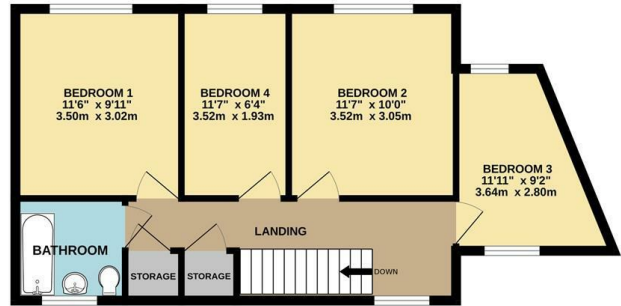




GROUND FLOOR



1ST FLOOR

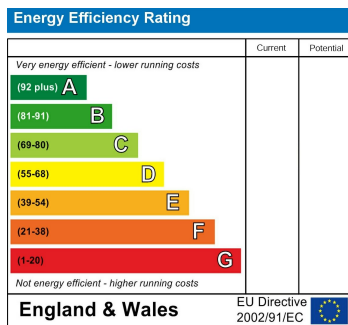


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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

A

Energy Performance Graph



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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.

