

FREEHOLD



House - Semi-Detached (EPC Rating:)

Woodbridge Road, Leicester, LE4 7RH

PRICE:

£355,000



3 Bedroom House - Semi-Detached located in Leicester

***** EXTENDED SEMI DETACHED - THREE BEDROOMS - OFF ROAD PARKING - BELGRAVE *****

Seths Estate Agents are pleased to bring to market this extended three-bedroom property located on Woodbridge Road in the popular residential area of Belgrave, Leicester. Benefitting from off-road parking, a generous rear garden with further potential to extend, and a substantial brick-built outbuilding .

To the rear, the property features an ample sized garden with a slabbed patio area, a lawned garden, and a brick-built outbuilding with electrics and lighting — ideal as a workshop, studio, or storage facility. The garden is enclosed by a wooden perimeter with a private passage leading back to the front.

Internally, the ground floor is particularly spacious, comprising an entrance porch, a generous entrance hall, a vast through lounge with a bay window to the front, a well-appointed kitchen and dining area with sliding doors onto the rear garden, and a ground floor shower room. To the first floor are three bedrooms, including a principal bedroom with a bay window, and a family bathroom, with a landing providing loft access.

Contact Seths to arrange a viewing.

GROUND FLOOR

PORCH

Access via UPVC door, with a further UPVC door providing access into the entrance hall.

ENTRANCE HALL

19'7" x 5'8"

Finished with carpeted flooring, radiator, storage cupboard, side access and stairs leading to the first floor. Access to the through lounge, downstairs shower room and kitchen.

SHOWER ROOM

7'10" x 2'11"

Finished with tiled flooring and tiled walls, toilet, wash hand basin, radiator and double glazed window facing the side aspect. Stand-up shower cubicle with electric shower.

LOUNGE

24'2" x 10'8"

Carpeted flooring, two radiators and double glazed bay window facing the front aspect.

KITCHEN & DINER

16'8" x 15'11"

Finished with tiled flooring, storage cupboard located beneath the stairs, base and eye-level units, space for a fridge, integrated gas burner with oven and extractor, partially tiled walls, spotlighting, stainless steel sink, double glazed window facing the rear aspect, plumbing and space for a washing machine and dryer. Dining area with double doors providing access into the lounge, radiator, sliding doors providing access to the garden and hatch providing access to the loft.

FIRST FLOOR

LANDING

8'11" x 6'1"

Finished with carpeted flooring, radiator, double glazed window facing the side aspect and access to all first-floor rooms. Hatch provides access to the loft.

BEDROOM ONE

11'11" x 10'4"

Finished with laminate flooring, built-in storage cupboard, radiator and double glazed bay window facing the front aspect.



BEDROOM TWO

11'6" x 10'2"

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

BEDROOM THREE

8'1" x 6'0"

Finished with laminate flooring, radiator and double glazed window.

BATHROOM

6'3" x 5'10"

Tiled flooring, tiled walls, panelled bath with mixer shower, wash hand basin, toilet, radiator and double glazed window facing the rear aspect.

OUTSIDE

To the rear, the property features an approximately 16ft x 11ft garden with a slabbed patio area, grass lawn and wooden fencing along the perimeter. A wooden gate provides access to a private passage leading to the front of the property. There is also a brick-built outbuilding.

OUTBUILDING

17'10" x 11'6"

Brick-built outbuilding with concrete base, electricity, lighting and shelving, which the owner plans to leave.

FREEHOLD

COUNCIL TAX BAND - B

ADDITIONAL INFORMATION

Tenure: Freehold

EPC rating: TBC

Council Tax Band: B (Leicester)

Council Tax Rate: £1,966.81

Mains Gas: Yes

Mains Electricity: Yes

Mains Water: Yes

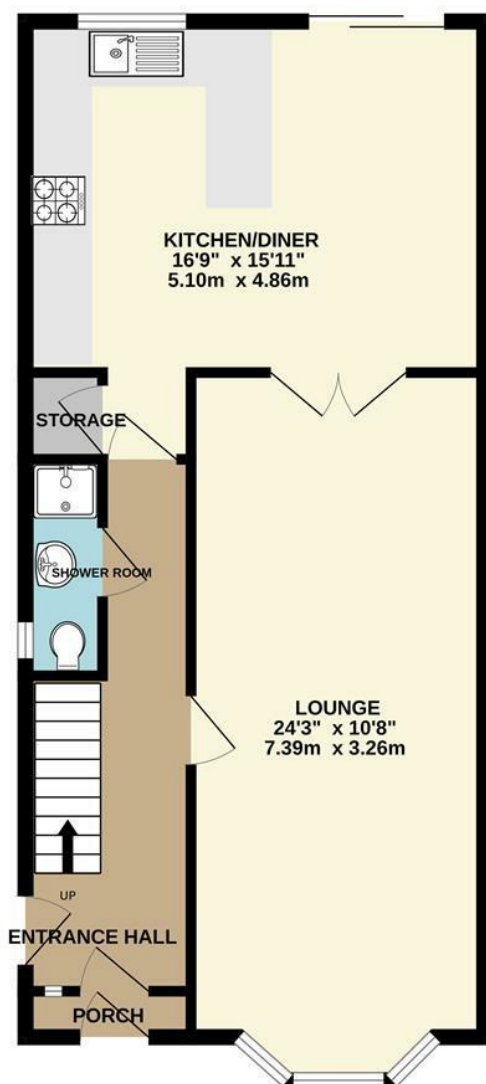
Mains Drainage: Yes

Broadband availability: Superfast Fibre Broadband

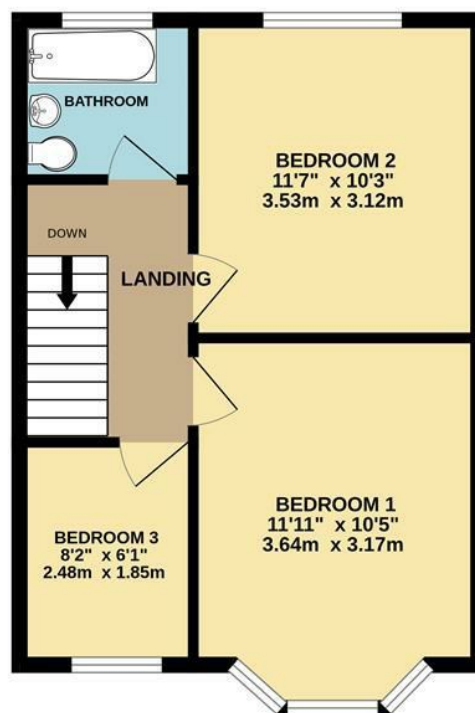




GROUND FLOOR
629 sq.ft. (58.4 sq.m.) approx.



1ST FLOOR
402 sq.ft. (37.4 sq.m.) approx.



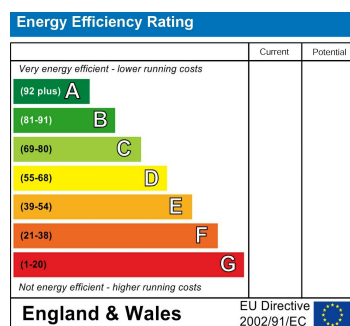
TOTAL FLOOR AREA : 1031 sq.ft. (95.8 sq.m.) approx.

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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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.