

FREEHOLD



House - End Terrace (EPC Rating: )

Berridge Lane, Belgrave, Leicester, LE4 7QB

Offers Over

£320,000

 **SETHS**

 4  2  1 

# 4 Bedroom House - End Terrace located in Leicester

**\*\*\* FOUR BEDROOMS - END TERRACED - BELGRAVE - DRIVEWAY - NO ONWARD CHAIN\*\*\***

Seths Estate Agents are pleased to bring to market this substantially extended four-bedroom mid-terraced property located on Berridge Lane in the popular Belgrave area of Leicester. Offering a generous and versatile amount of living accommodation throughout, the property further benefits from off-road parking and a fully operational alarm system — making this an ideal family home.

To the rear, the property benefits from garden access directly from the extended ground floor accommodation.

Internally, the ground floor is particularly impressive, comprising an entrance porch, entrance hall, a lounge with bay window and fireplace, a well-appointed kitchen and dining room, a lobby, a ground floor bedroom/study, and a downstairs wet room — providing exceptional flexibility for larger or multi-generational families. To the first floor are three further bedrooms and a family bathroom, with loft access from the landing.

Contact Seths to arrange a viewing.

## ENTRANCE PORCH

6'7" x 5'4"

Tiled flooring, double-glazed window to the front aspect. Accessed via a uPVC door with metal security gate. Provides access to the entrance hall and downstairs bedroom/office.

## ENTRANCE HALL

3'1" x 3'0"

Carpeted flooring, radiator. Stairs leading to the first floor. Provides access to the lounge.

## LOUNGE

12'0" x 10'11"

Laminate flooring, two radiators, air conditioning unit, fireplace, double-glazed bay window to the front aspect. Provides access to the kitchen and dining room.

## KITCHEN

14'0" x 7'2"

Tiled flooring, base and eye-level units, space for gas hob/range with integrated extractor over, gas combination boiler, stainless steel sink, space and plumbing for washing machine, space and plumbing for dishwasher, space for fridge, storage cupboard beneath the stairs, partially tiled walls, two double-glazed windows to the rear aspect. Open access through to the lobby.

## LOBBY

Part laminate and part tiled flooring, radiator. Provides access to the downstairs bedroom/study, downstairs wet room and rear garden via door.

## DOWNSTAIRS BEDROOM / STUDY

10'1" x 5'6"

Laminate flooring, radiator, double-glazed window to the front aspect. Provides access to the entrance porch via uPVC door.

## WET ROOM

6'3" x 5'8"

Vinyl flooring, tiled walls, radiator, wet room shower, wash hand basin, WC, double-glazed window to the side aspect.

## FIRST FLOOR

### LANDING

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

### BEDROOM ONE

10'11" x 8'11"

Carpeted flooring, radiator, air conditioning unit, storage cupboard over the stairs, double-glazed window to the front aspect.



#### **BEDROOM TWO**

10'3" x 6'8"

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

#### **BEDROOM THREE**

8'8" x 6'8"

Carpeted flooring, radiator, double-glazed windows to the front and rear aspects.

#### **BATHROOM**

7'1" x 6'6"

Laminate flooring, radiator, partially tiled walls, panelled bath with mixer tap attachment, wash hand basin, WC, double-glazed window to the rear aspect.

#### **OUTSIDE**

At the rear, mainly laid to lawn with a paved pathway leading to the rear. The space is enclosed by timber fencing, providing a good degree of privacy, and also benefits from useful outbuildings/storage, driveway to the front.

#### **FREEHOLD**

#### **COUNCIL TAX BAND - A**

#### **ADDITIONAL INFORMATION**

Tenure: Freehold

EPC rating: TBC

Council Tax Band: A (Leicester)

Council Tax Rate: £1,685.83

Mains Gas: Yes

Mains Electricity: Yes

Mains Water: Yes

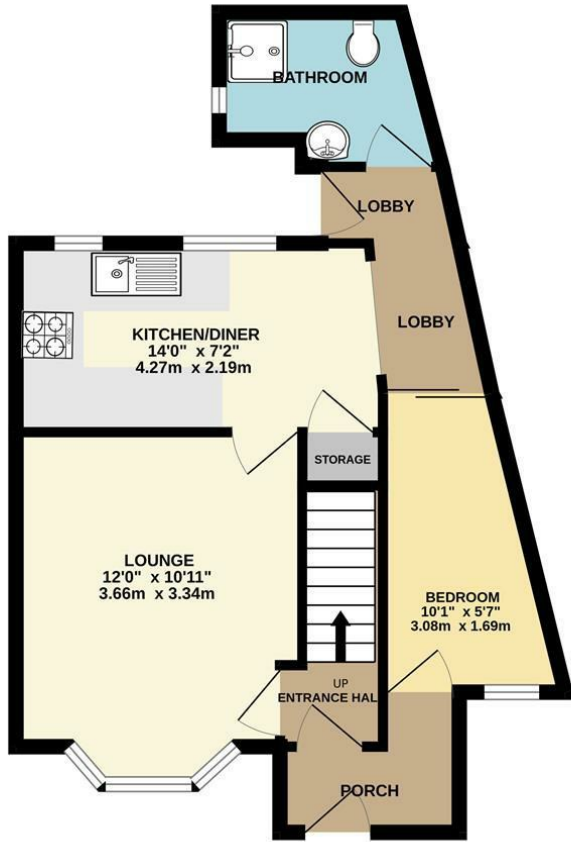
Mains Drainage: Yes

Broadband availability: Superfast Fibre Broadband

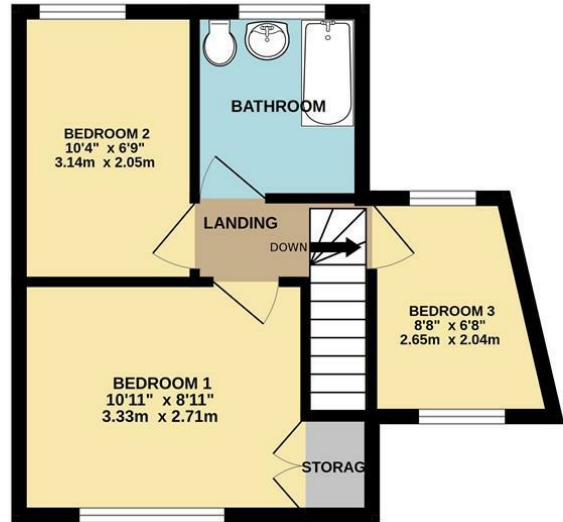




GROUND FLOOR  
446 sq.ft. (41.5 sq.m.) approx.



1ST FLOOR  
307 sq.ft. (28.5 sq.m.) approx.



TOTAL FLOOR AREA : 753 sq.ft. (70.0 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

**A**

Energy Performance Graph

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

