



**Belton Road, Leicester LE3 2GD**

**welcome to**

## **Belton Road, Leicester**

This well presented three bedroom home features a driveway, bright reception room and a modern open plan kitchen diner. Upstairs offers three bedrooms and a family bathroom. The standout feature is the exceptionally large rear garden, perfect for families and outdoor living.

### **Entrance Hall**

Door to the front.

### **Lounge**

Bay window to the front and window to the side.

### **Kitchen/Diner**

Fitted kitchen comprising of wall and base units with work surfaces over, sink drainer unit, L shaped Island unit, radiator, integrated oven, hob and extractor fan, Window to the side, window to the rear and door to the rear.

### **First Floor Landing**

With stairs rising from the ground floor and loft access.

### **Bedroom One**

Window to the front and radiator.

### **Bedroom Two**

Window to the rear and radiator.

### **Bedroom Three**

Window to the rear, radiator and wooden flooring.

### **Bathroom**

Window to the front, window to the side, bath with shower over, WC, hand wash basin and fully tiled.

### **Front & Rear Of Property**

To the front of the property is a driveway providing off road parking. To the rear of the property is an easy to maintain exceptionally large garden.







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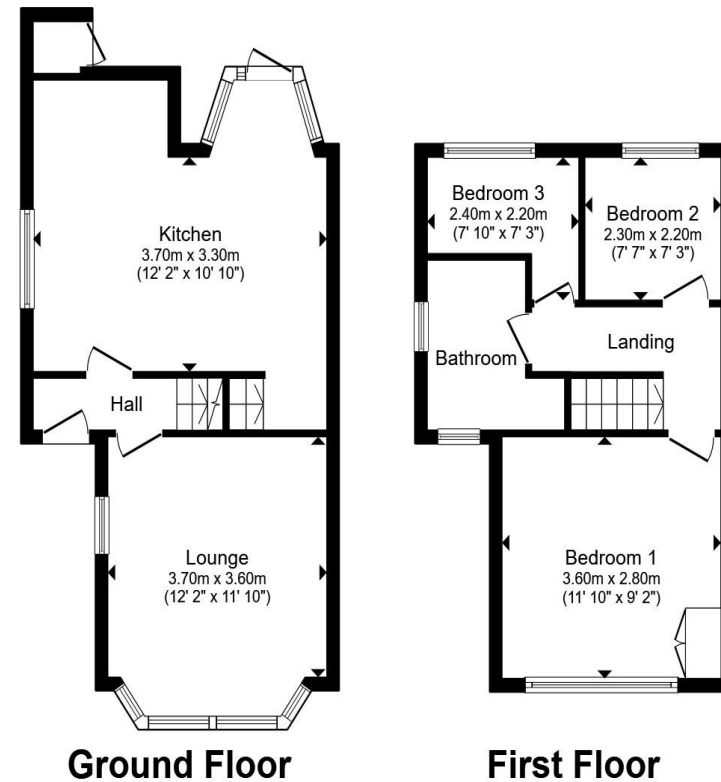
## Belton Road, Leicester

- Semi Detached
- Three Bedrooms
- Fitted Kitchen
- Rear Garden
- Off Road Parking

Tenure: Freehold EPC Rating: Awaited  
Council Tax Band: B

offers in the region of

**£250,000**



Total floor area 76.6 m<sup>2</sup> (824 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

  
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Property Ref:  
LHS120422 - 0002

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