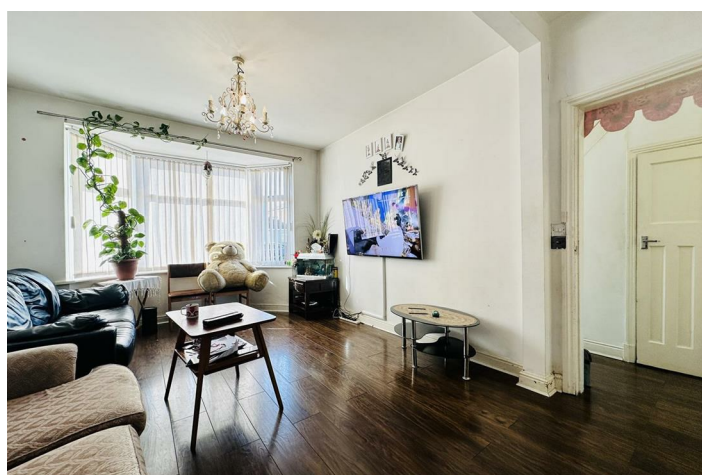


FREEHOLD



House - Semi-Detached (EPC Rating: C)

Doncaster Road, Belgrave, Leicester, LE4 6JJ

PRICE:

£465,000



4 Bedroom House - Semi-Detached located in Leicester

*** FOUR BEDROOMS - BELGRAVE - OFF ROAD PARKING - OFF ROAD PARKING - GARAGE ***

Seths are delighted to present this extended four bedroom semi-detached home located on Doncaster Road in the ever-popular Belgrave area. Benefitting from a garage, off-road parking for two vehicles, and a generous rear garden, the property offers spacious family living across two floors and is ready to move into.

On entering the home, the entrance hall leads to a bay-fronted lounge, a downstairs WC, and a spacious kitchen/diner with an excellent range of fitted units, integrated appliances, and patio doors opening into the rear garden – ideal for family living and entertaining.

Upstairs, there are four well-proportioned bedrooms, with the master bedroom benefitting from an en-suite shower room. A modern family bathroom with a vanity wash basin, bathtub, and WC completes the first floor.

Externally, the property enjoys a private rear garden with both a slabbed patio and lawn area, along with gated access to the garage. To the front, a driveway provides off-road parking for two vehicles.

Contact Seths today - 0116 266 9977.

GROUND FLOOR

ENTRANCE HALL

16'9" x 5'9"

Laminate flooring with stairs rising to the first floor. Accessed via a UPVC door with double-glazed surrounds to the front aspect. Includes two radiators, a storage cupboard under the stairs, and doors leading to the WC, lounge, and kitchen/diner.

W/C

Vinyl flooring, toilet, and wash hand basin.

LOUNGE

14'5" x 10'8"

Laminate flooring, radiator, and a double-glazed bay window to the front aspect. Double doors open into the kitchen/diner.

KITCHEN & DINER

16'6" x 15'10"

Spacious open-plan kitchen/dining area accessible from both the lounge and the entrance hall. Fitted with base and eye-level units, integrated oven and grill, four-ring burner with integrated extractor, stainless steel sink, partially tiled walls, and space/plumbing for a washing machine and fridge. Houses the gas-powered combination boiler. Double-glazed window to the rear and UPVC double doors leading to the garden. Radiator included.

FIRST FLOOR

LANDING

15'7" x 6'3"

Laminate flooring with storage cupboard. Access to all rooms, as well as loft space via drop-down hatch with fitted ladder.

BEDROOM ONE

14'4" x 7'3"

Laminate flooring, radiator, inbuilt storage cupboard, and double-glazed window to the front aspect. Provides access to the en-suite.

EN SUITE

7'2" x 3'7"

Tiled walls and flooring with panelled ceiling. Includes radiator, wash hand basin, toilet, and standing shower cubicle with mixer function.

BEDROOM TWO

12'0" x 10'0"

Laminate flooring, storage cupboard, spotlighting, radiator, and double-glazed window to the rear aspect.

BEDROOM THREE

10'1" x 10'0"

Laminate flooring, storage cupboard, spotlighting, radiator, and double-glazed bay window to the front aspect.



BEDROOM FOUR

6'6" x 6'3"

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

BATHROOM

7'8" x 6'6"

Finished with tiled flooring and walls, panelled ceiling, and a large polyvinyl bathtub with mixer attachment. Includes wash hand basin with vanity unit, toilet, radiator, and double-glazed window to the rear aspect.

OUTSIDE

The rear garden features a slabbed patio area leading onto a grass lawn. A wooden fence encloses the perimeter, providing privacy. The garden also allows access to the garage via a metal up-and-over door. Off-road parking for two vehicles is available to the front. Planning permission has been for the garage conversion.

FREEHOLD

COUNCIL TAX BAND - B

ADDITIONAL INFORMATION

Tenure: Freehold

EPC rating: C

Council Tax Band: B (Leicester)

Council Tax Rate: £1,872.67

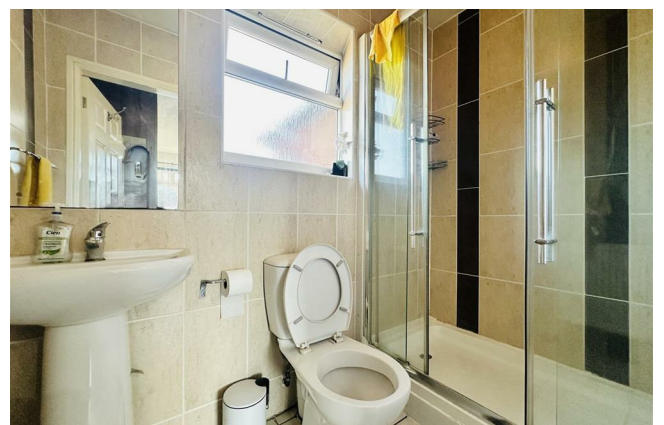
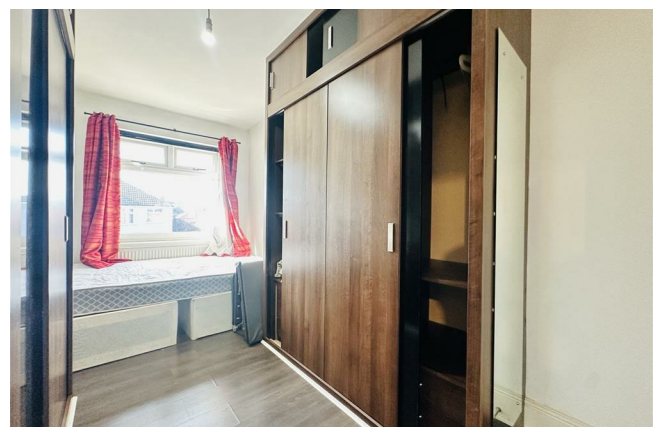
Mains Gas: Yes

Mains Electricity: Yes

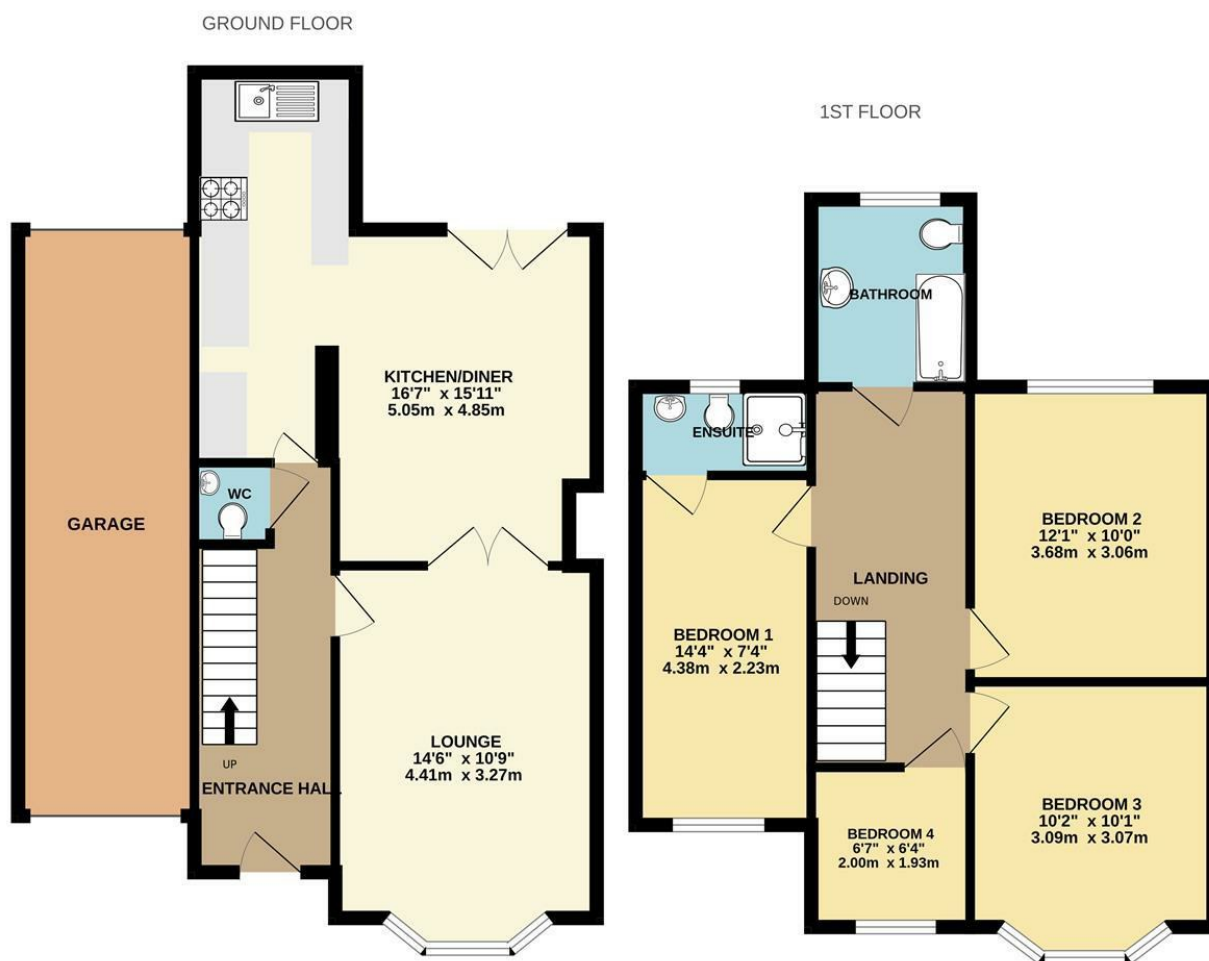
Mains Water: Yes

Mains Drainage: Yes

Broadband availability: Superfast Fibre Broadband





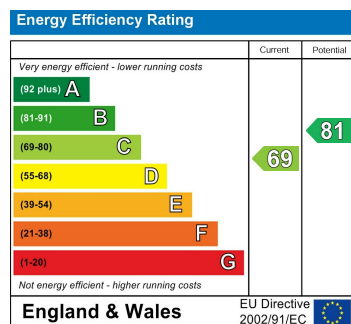


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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



Call us on

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www.seths.co.uk

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.