FREEHOLD








House - Semi-Detached (EPC Rating: )

# SCARBOROUGH ROAD, BELGRAVE, LEICESTER, LE4 6PF

PRICE:

# £330,000

SETHS

3 1 1

# 3 Bedroom House - Semi-Detached located in Leicester

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

**Seths Estate Agents are pleased to bring to market this extended three-bedroom semi-detached home located on Scarborough Road in the popular Belgrave area of Leicester. Offered to the market with no onward chain, the property benefits from a large driveway with gated access to the garage, making it an ideal opportunity for families and first-time buyers alike.**

**To the front, a large driveway provides off-road parking with gated access to the garage. To the rear, an ample sized lawned garden is enclosed by a wooden perimeter, with a wooden door providing access to the garage.**

**Internally, the ground floor comprises an entrance porch, an entrance hall, a lounge with a bay window to the front, a dining area with sliding doors opening onto the rear garden, and a well-appointed kitchen with access to the garden from both sides. To the first floor are three bedrooms, a family bathroom, and a landing.**

**Contact Seths to arrange a viewing.**

## GROUND FLOOR

### PORCH
Carpeted flooring. Accessed via a uPVC door, with a metal door providing entry into the property.

### ENTRANCE HALL
12'1" x 6'0"
Carpeted flooring, radiator, storage cupboard beneath the stairs. Stairs leading to the first floor. Provides access to the lounge, dining area and kitchen.

### LOUNGE
11'3" x 10'5"
Carpeted flooring, radiator, double-glazed bay window to the front aspect.

### DINING AREA
12'5" x 10'10"
Carpeted flooring, radiator. Double-glazed sliding door providing access to the rear garden.

### KITCHEN
16'7" x 7'8"
Tiled flooring, partially tiled walls, radiator, base and eye-level units, integrated oven, integrated four-ring gas hob with extractor over, stainless steel sink, space and plumbing for washing machine, space for large fridge freezer, gas combination boiler. Doors providing access to the garden and to the side passage and garage.

## FIRST FLOOR

### LANDING
8'10" x 6'4"
Carpeted flooring, double-glazed window to the side aspect. Provides access to all first-floor rooms.

### BEDROOM ONE
10'5" x 9'8"
Carpeted flooring, radiator, storage cupboard, double-glazed bay window to the front aspect.

### BEDROOM TWO
12'5" x 11'0"
Carpeted flooring, radiator, double-glazed window to the rear aspect.

### BEDROOM THREE
6'11" x 6'3"
Carpeted flooring, radiator, double-glazed window to the front aspect.



BATHROOM
6'11" x 6'3"
Vinyl flooring, partially tiled walls, radiator, panelled bath with electric shower, wash hand basin, WC, double-glazed window to the rear aspect. Loft hatch.

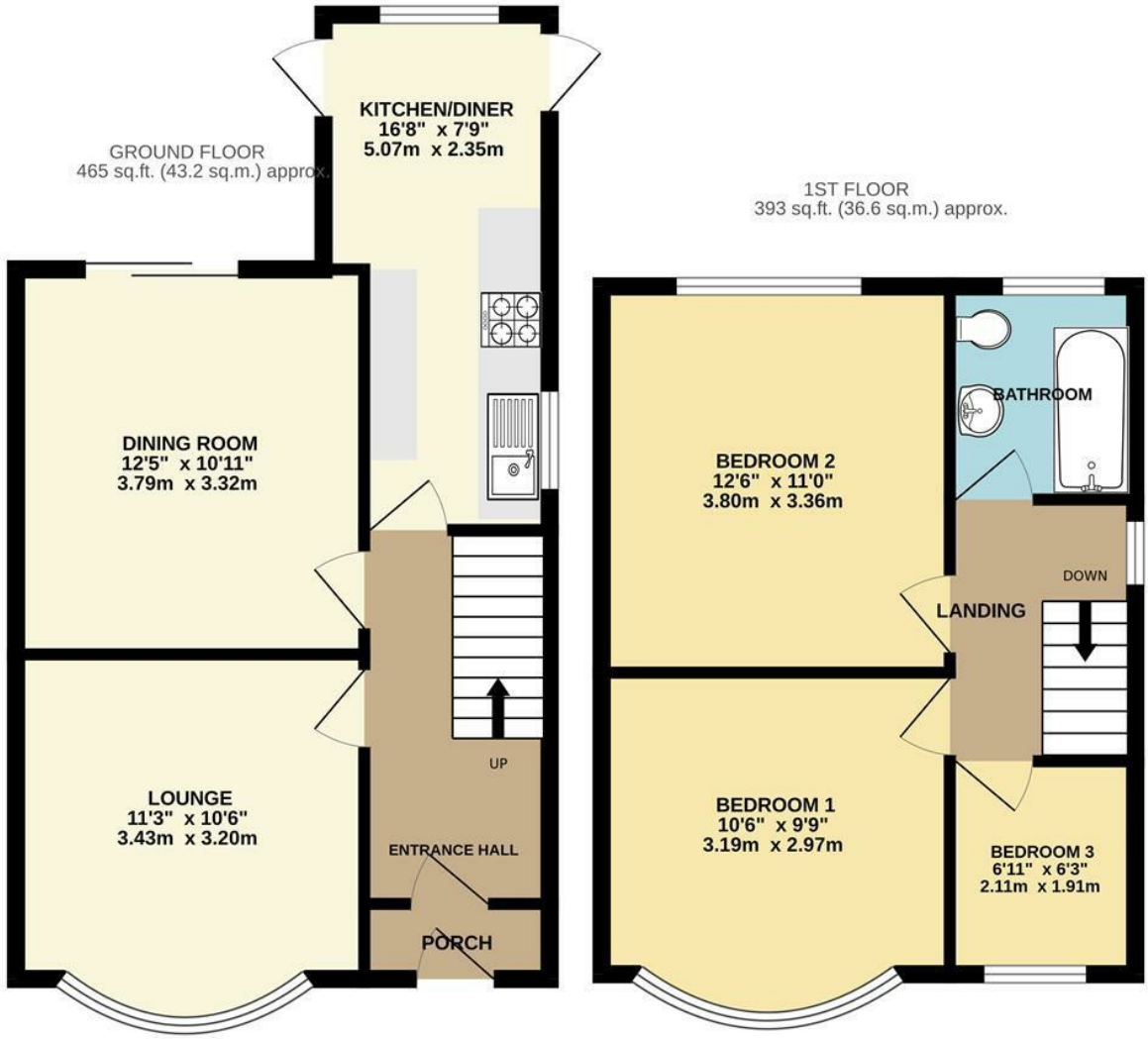
FREEHOLD

COUNCIL TAX BAND - C

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








TOTAL FLOOR AREA : 859 sq.ft. (79.8 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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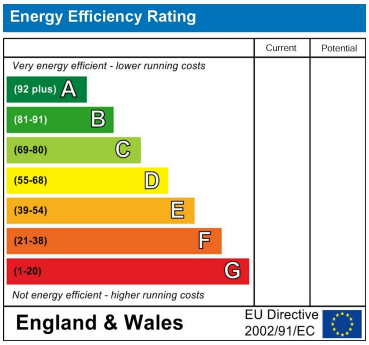
Council Tax Band

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.

SETHS