

FREEHOLD



House - Semi-Detached (EPC Rating: )

**22 SANDRINGHAM AVENUE, BELGRAVE,  
LEICESTER, LE4 7NQ**

**£350,000**

**SETHS**

3 2 1

# 3 Bedroom House - Semi-Detached located in Leicester

\*\*\* THREE BEDROOMS - SEMI DETACHED - GARAGE - TWO BATHROOMS - NO CHAIN \*\*\*

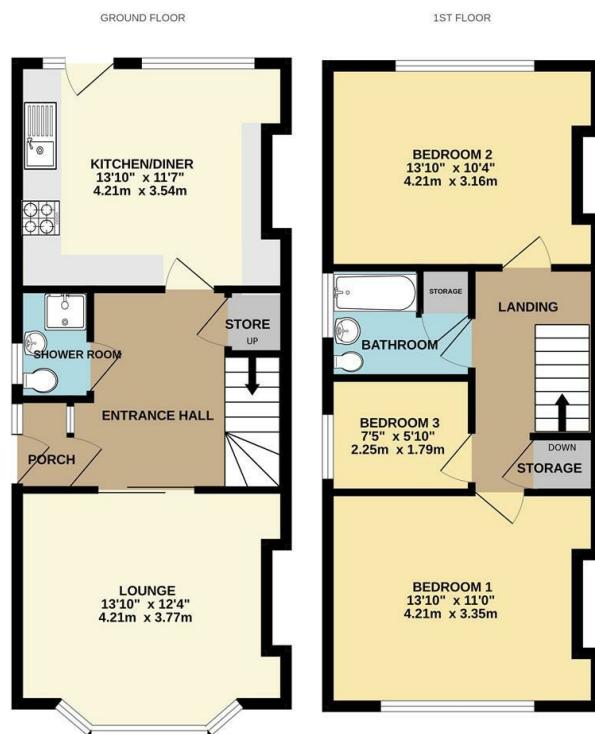
Offered to market with no onward chain, this three-bedroom semi-detached home is ideally situated on Sandringham Avenue and benefits from off-road parking, a garage, and a low-maintenance rear garden.

To the front, a spacious paved driveway offers parking for at least three vehicles and provides access to both the garage and a side passage leading to the rear. The rear garden is paved and secluded by wooden fencing, also offering access into the garage.

Upon entry via the porch, you are welcomed into a sitting room with under-stairs storage and stairs to the first floor. This space connects to a front lounge with bay window, a shower room with electric cubicle shower, and a kitchen diner. The kitchen includes base and eye-level units, an integrated gas hob with extractor, stainless steel sink, space for appliances, and a dining area with access to the garden.

Upstairs, the property offers three well-proportioned bedrooms, two with built-in storage, and a family bathroom featuring a bath, toilet, and washbasin.

This well-located home is ideal for families. Early viewing is highly recommended.

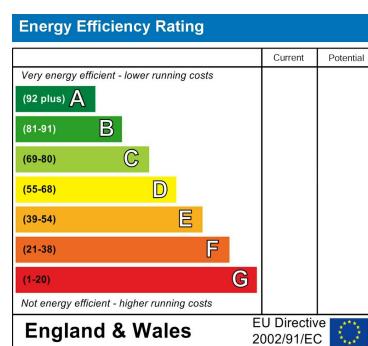


Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency. Made with Metrespace C2005.

Council Tax Band

C

Energy Performance Graph



Call us on

**0116 266 9977**

**sales@seths.co.uk**

**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.