



  
**SETHS**  
THINK PROPERTY...THINK SETHS

**Thurcaston Road**  
Belgrave , Leicester

**Price £310,000**  
[www.seths.co.uk](http://www.seths.co.uk)







**Seths are pleased to market this stunning three bedroom detached cottage house situated in the popular Belgrave area.**

**Briefly the accommodation comprises lounge, living room, dining room, utility room, kitchen, three bedrooms and a family bathroom. The property benefits from gas fired central heating, double glazing, driveway with space for one car, well presented rear garden and a lawned front garden.**

**Viewing is by appointment only**

#### GROUND FLOOR

**LIVING ROOM** 12' 1" x 13' 10" (3.70m x 4.24m)  
Wooden flooring, open fireplace with surround, radiator, double glazed window facing front aspect.

**LOUNGE** 12' 8" x 10' 11" (3.87m x 3.33m)  
Wooden flooring, log burner, radiator, double glazed window facing front aspect.

**DINING ROOM** 16' 8" x 10' 2" (5.10m x 3.12m)  
Carpeted flooring, space for dining table, access to stairs, understairs storage, double glazed window facing rear and side aspect.

**UTILITY ROOM** Tiled flooring, door to rear, double glazed window facing rear aspect.

**KITCHEN** 12' 3" x 10' 2" (3.75m x 3.11m) Tiled flooring, base level units, eye level units, freestanding gas cooker with oven/grill, sink with drainer, washing machine, double glazed window facing rear and side aspect.



## FIRST FLOOR

LANDING Carpeted flooring, double glazed window facing rear aspect.

BATHROOM Carpeted flooring, partly tiled walls, w/c, wash hand basin, bathtub, shower cubicle, radiator, double glazed window facing side aspect.

BEDROOM 12' 8" x 12' 0" (3.88m x 3.67m)  
Carpeted flooring, storage cupboards, radiator, double glazed window facing front aspect.

BEDROOM 12' 9" x 11' 5" (3.91m x 3.48m)  
Carpeted flooring, radiator, double glazed window facing front aspect.

BEDROOM 8' 0" x 11' 5" (2.46m x 3.48m)  
Carpeted flooring, radiator, double glazed window facing side aspect.

## OUTSIDE

REAR To the rear of the property there is mostly a lawned area with paved patio, two sheds, brick outhouse, w/c and a paved access to the front area.

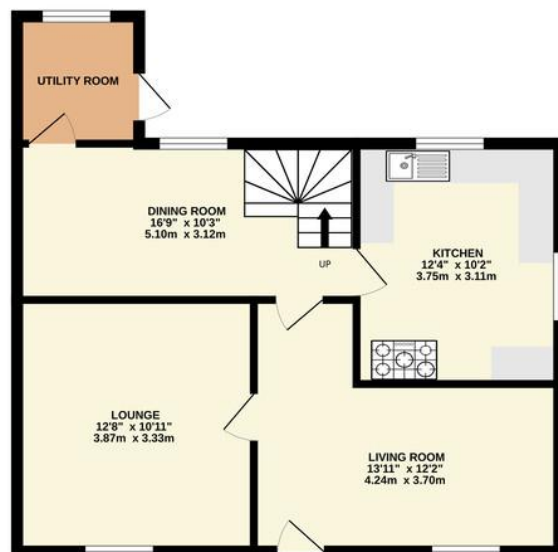
FRONT To the front of the property is a lawned area with steps leading to the front of the cottage, surrounded by borders and a paved driveway for one car.

FREEHOLD

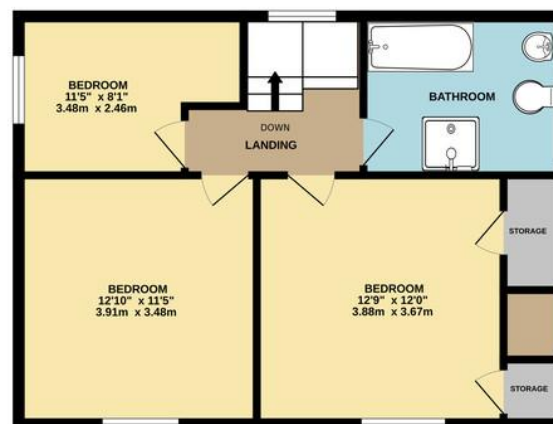
COUNCIL TAX BAND - B

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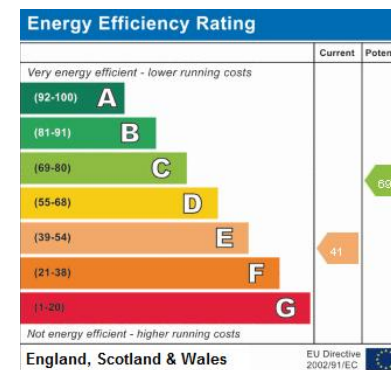
GROUND FLOOR



1ST FLOOR



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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Important Notice: 1. These particulars are issued on the understanding that all negotiations are conducted through Seths Estate Agents. 2. The particulars do not constitute part of or all of an offer or contract. 3. All descriptions, floor plans and dimensions contained herein are approximate and given in good faith, without any responsibility; any intending purchaser must not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of them. 4. Seths have not tested the appliances, services and specific fittings; any intending purchaser must satisfy himself by inspection, independent advice or otherwise. 5. No person in the employment of Seths has any authority to make or give any representation or warranty whatsoever in relation to this property. 6. All offers placed need to be qualified by Seths or one of their advisors before being passed onto the Vendors. Intending purchaser will be asked to produce proof of funds and identification documents in order to comply with the Money Laundering Regulations 2003.

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