



83 Belvoir Drive, Leicester  
Leicester

Guide Price £300,000



## 83 Belvoir Drive

Leicester

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- CHARACTER ESTABLISHED SEMI DETACHED HOME
- ORIGINAL FEATURES THROUGHOUT
- LOUNGE, SITTING ROOM, CONSERVATORY & KITCHEN/BREAKFAST ROOM
- USABLE LOFT CONVERSION
- THREE BEDROOMS AND FAMILY BATHROOM
- GOOD SIZED PRIVATE REAR GARDEN
- GAS HEATING & DOUBLE GLAZING
- EASY ACCESS LOCAL FACILITIES
- NO ONWARD CHAIN



### DETAILED ACCOMMODATION

Hardwood and glazed door with glazed side panels set in original arched exposed brick storm canopy with Minton tiled base leading to;

### ENTRANCE HALL

Radiator, under stairs cupboard, stairs leading to first floor accommodation.

### LOUNGE

12' 6" x 10' 5" (3.81m x 3.17m)

UPVC sealed double glazed bay window to front aspect, feature cast iron and carved hardwood fire surround, picture rail, radiator.

### SITTING ROOM

12' 6" x 10' 6" (3.81m x 3.20m)

Radiator, picture rail, feature cast iron, patterned tiled and carved hardwood fire surround, TV point, glazed door leading to;

### CONSERVATORY

15' 2" x 12' 5" (4.62m x 3.79m)

Bow window overlooking gardens, UPVC sealed double glazed window and door to rear garden. UPVC sealed double glazed windows to side aspect.



### KITCHEN/BREAKFAST ROOM

16' 4" x 6' 3" (4.98m x 1.91m)

Comprising sink unit with cupboards under, matching range of base units with Butcher block work surfaces over, drawers and cupboards under, complementary wall mounted eye level cupboards, built in oven and four piece ceramic hob with extractor fan over, dual aspect UPVC sealed double glazed windows, plumbing for washing machine and dishwasher, rectangle tiled splash backs, radiator, door to rear garden.

### FIRST FLOOR LANDING

UPVC sealed double glazed window.

### BEDROOM 1

15' 2" x 10' 6" (4.62m x 3.20m)

Cast iron fire surround, radiator, UPVC sealed double



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## GARDEN

Good sized rear

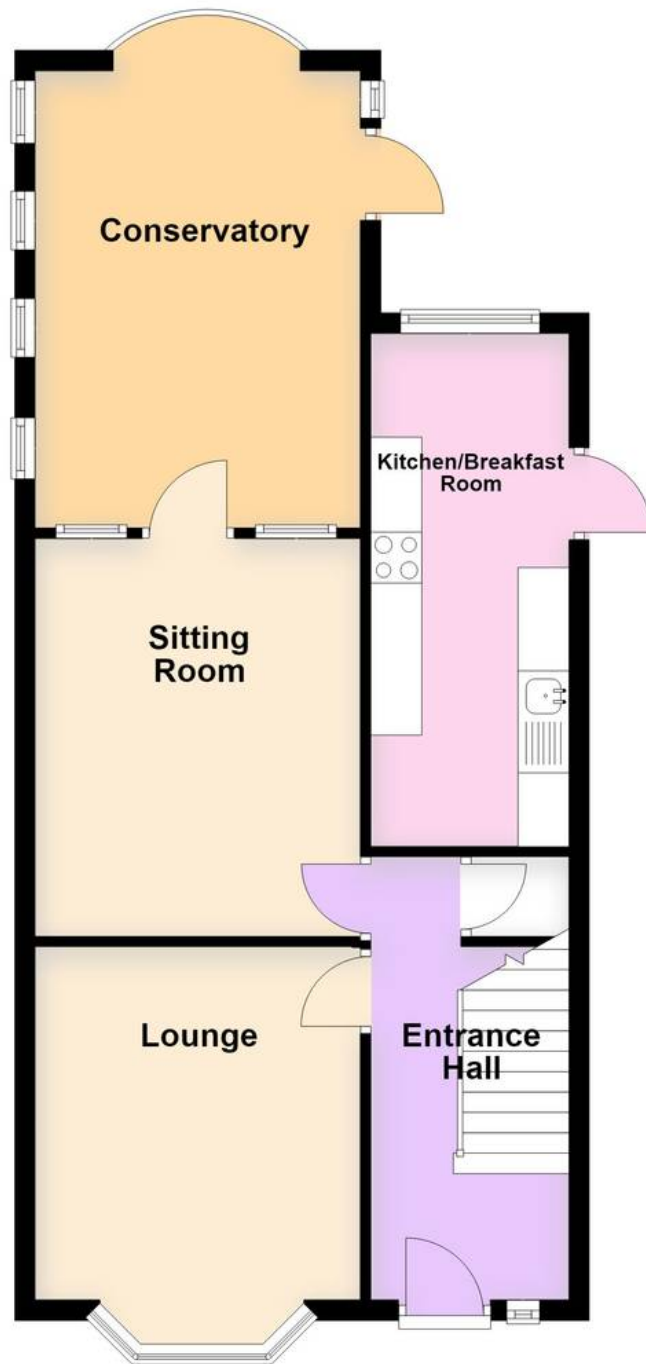
## OFF STREET

1 Parking Space

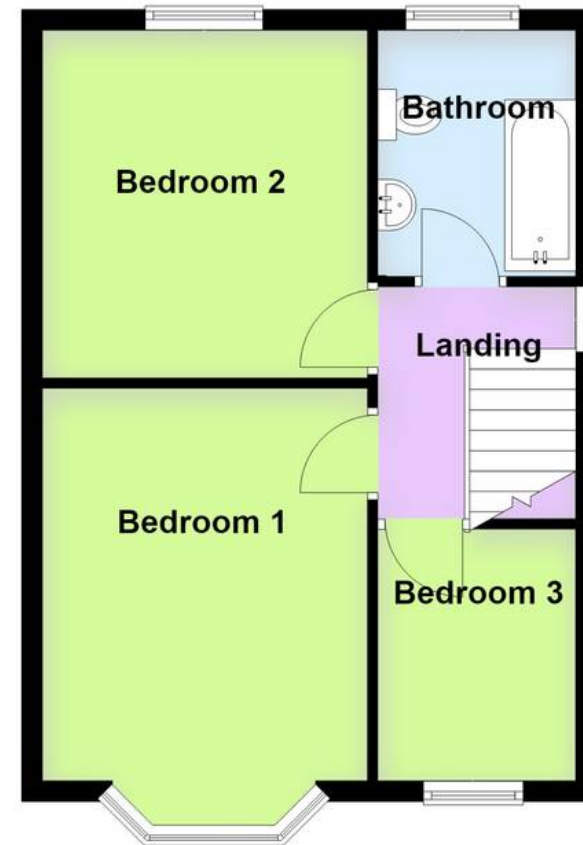
Off road



**Ground Floor**



**First Floor**





## Moore & York

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