



BEAUMONT LEYS, LEICESTER

Asking Price Of £260,000

Three Bedrooms

Freehold

MID-TERRACE HOUSE

DOWNSTAIRS WC

SOUTH FACING GARDEN

CLOSE TO LOCAL AMENITIES

GARAGE AND DRIVEWAY

THREE BEDROOMS

LOCAL SCHOOLS NEARBY

GOOD COMMUTER LINKS

COUNCIL TAX BAND C

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An excellent opportunity to acquire this well-presented, modern three-bedroom mid-terraced home, ideally situated in the popular Beaumont Leys area of Leicester. The property enjoys convenient access to both the motorway and Leicester city centre. Local amenities, including shops and schools, are all within easy walking distance, making this an ideal choice for families, professionals, or those seeking a well connected lifestyle.



The accommodation on offer comprises; entrance hall, lounge diner, breakfast kitchen and cloakroom to the ground floor. Three bedrooms, ensuite shower room and a family bathroom to the first floor. Outside the property benefits from ample off road parking, garage, front garden and a low maintenance south facing rear garden.

ENTRANCE HALL Having stairs rising to the first floor, under stairs storage cupboard, radiator and tiled flooring.

CLOAKROOM 4' 7" x 4' 8" (1.42m x 1.44m) Comprising of a low flush WC, vanity unit wash hand basin, radiator, extractor fan and tiled flooring.

LOUNGE/DINER 9' 9" x 17' 11" (2.98m x 5.48m) A nicely proportioned reception room having a front facing bay window dressed with a blind and French doors to the rear garden also dressed with blinds, both allowing plenty of natural light to fill this nicely proportioned reception room. Having a TV aerial point, radiator and Karndean flooring.

KITCHEN/BREAKFAST ROOM 6' 7" x 14' 6" (2.03m x 4.42m) Fitted with a modern range of wall, base and drawer units topped with work surfaces, tiled splash backs, sink and drainer unit with flexi-hose mixer tap. Included in the sale is a Bosch washing machine and a slimline dishwasher, integrated Hisence double electric oven grill and an AEG gas hob with extractor hood over. Dual aspect windows dressed with blinds, ample room for a breakfast table, LED lighting and a tiled floor for easy cleaning.

LANDING Taking the stairs to the first floor having a window dressed with a blind, airing cupboard, radiator, carpet flooring and doors off to;

BEDROOM ONE 11' 6" x 10' 9" (3.52m x 3.28m) Having a window dressed with a blind, radiator, carpet flooring and a door through to the ensuite.

ENSUITE 3' 3" x 7' 9" (1.0m x 2.38m) Comprising of a shower cubicle, low flush WC and a pedestal wash hand basin. Obscure glazed window for privacy, heated towel rail, electric shaver point, extractor fan and tiled flooring.

BEDROOM TWO 8' 0" x 15' 3" (2.45m x 4.67m) Having dual aspect windows dressed with a blinds, radiator and carpet flooring.

BEDROOM THREE 10' 0" x 6' 11" (3.05m x 2.12m) Having a window dressed with a blind, radiator and carpet flooring.

BATHROOM 7' 5" x 8' 10" (2.28m x 2.70m Reducing to 1.97m) Comprising of a panel bath with shower attachment, pedestal wash hand basin and a low flush WC. Obscure glazed window for privacy, heated towel rail, extractor fan and tiled flooring.

FRONT ASPECT Having a corner plot front garden laid to lawn with a paved pathway to the front door. Tarmac drive providing ample off road parking and leading to the garage.

GARAGE 20' 9" x 8' 0" (6.35m x 2.46m) Having an up and over door, water tap, lighting and power sockets. Personnel door to the rear garden.

REAR GARDEN This south facing garden blends contemporary design with lush tropical flair, creating a serene and stylish outdoor retreat. Having a paved patio adjacent to the house ideal for alfresco dining.

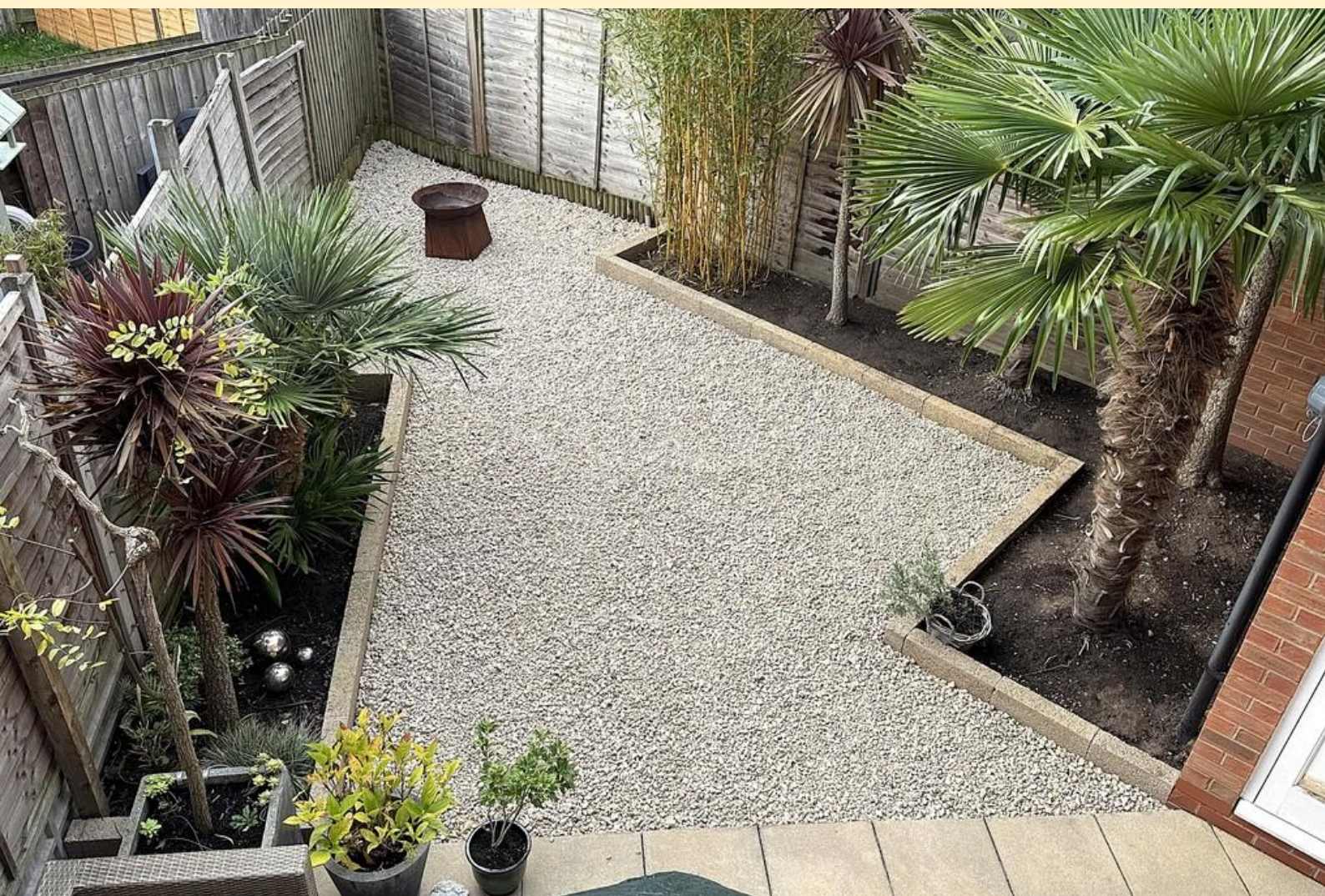
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WHAT IS YOUR HOME WORTH? Whether you plan to sell or just want to know what your property is worth please call us on 01664 566258 for a free no obligation valuation.

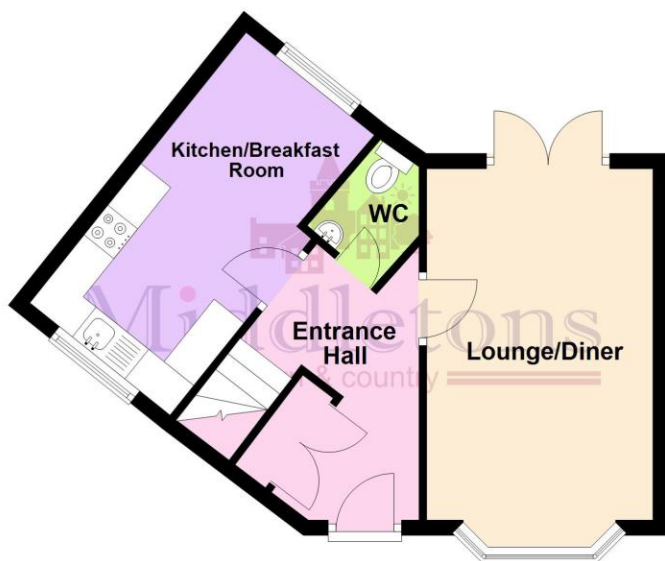
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Ground Floor



First Floor



This floorplan has been produced by Middletons as a guide only. For further information call 01664 566258.
Plan produced using PlanUp.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	77	81
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
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THE PROPERTY OMBUDSMAN

Approved Redress Scheme

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