



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

01664 566258

info@middletons.uk.com





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.

AGENTS NOTE Please note that any services, heating, systems or appliances have not been tested by Middletons, and no warranty can be given or implied as to their working order. Fixtures and fittings other than those mentioned to be agreed with the Seller. All measurements are approximate and all floor plans are intended as a guide only.

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.

THIRD PARTY REFERRAL ARRANGEMENTS Middletons Estate Agents have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details are available upon request or visit middletons.uk.com/Referral-Fees







