



**Connells**

Beaumanor Road  
Leicester



## Property Description

Beaumanor road lies just off Abbey Lane to the north of the City centre and is well known for its popularity in terms of convenience for ease of access to the city centre which has excellent amenities therein, as well as the inner ring road which links Abbey Lane to Junction 21 of the M1M69 motorway network for travel north, south and west, and the adjoining Fosse Park and Meridian shopping, entertainment, retail and business centres.

Arriving through the front door of the home there is an open plan lounge/diner with stairs rising to the first floor and door leading into the kitchen. The property also comprises a downstairs bathroom.

On the first floor there are two double & one single bedrooms.

On-Side parking available. The rear yard is paved and is low maintenance is very private. There is side access leading to the front.

## Ground Floor

### Lounge Room

3' 7" x 3' 3" ( 1.09m x 0.99m )

Carpet floor, radiator, ornamental fireplace & window to the front

### Dining Room

3' 7" narrowing to x 3' 3" ( 1.09m narrowing to x 0.99m )

Carpet floor, radiator, door to the kitchen,

access to the rear garden

### Kitchen

1' 8" x 3' 5" ( 0.51m x 1.04m )

Range of wall and base units, sink & window to the side of the property

### Bathroom

1' 8" x 1' 9" extending to ( 0.51m x 0.53m extending to )

Having a bath with a shower screen, a hand wash basin and w/c

## First Floor

### Bedroom 1

3' 3" x 3' 7" ( 0.99m x 1.09m )

Carpet floor, radiator & window to the front

### Bedroom 2

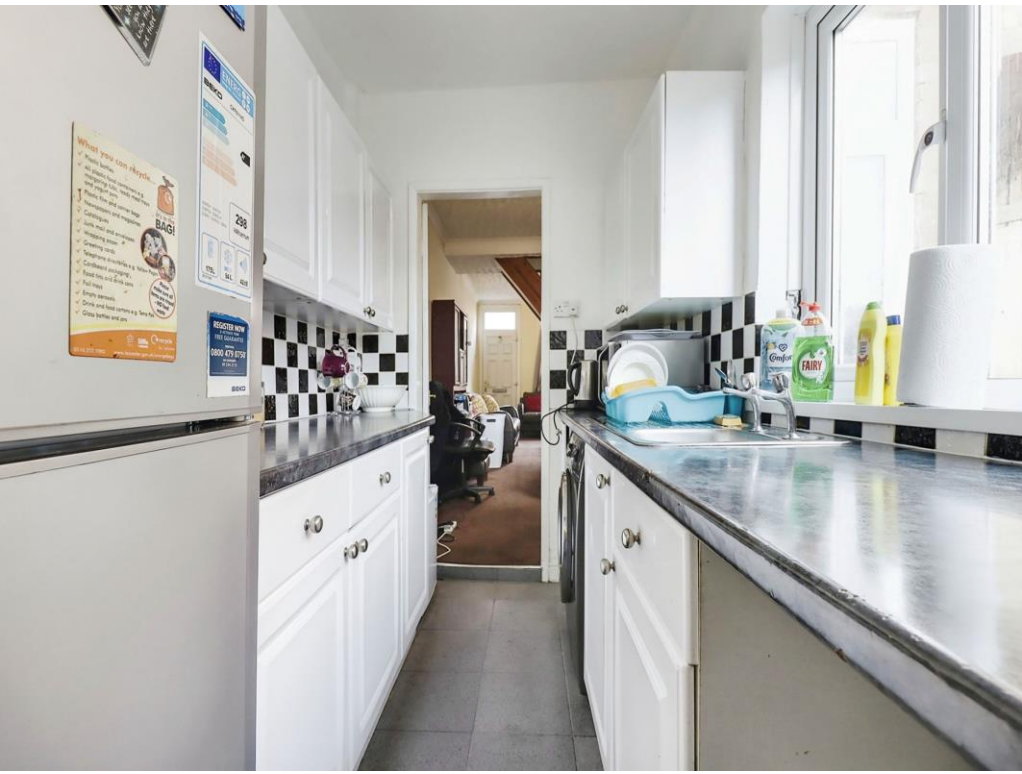
2' 8" x 3' 3" ( 0.81m x 0.99m )

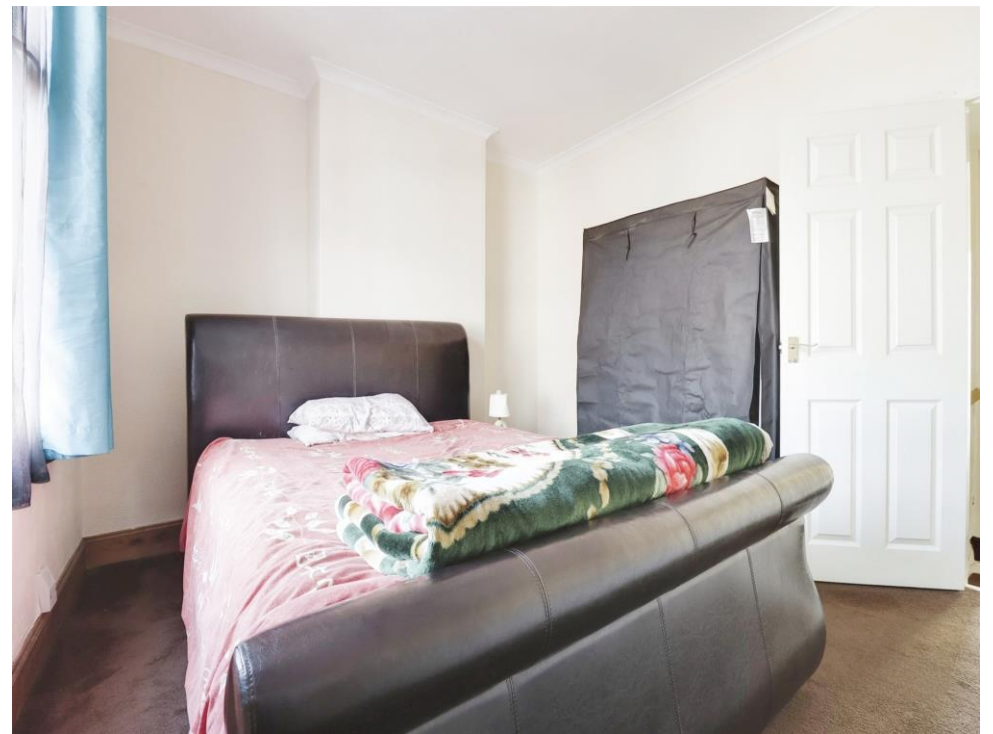
Carpet floor, radiator & window to the rear garden

### Bedroom 3

1' 8" narrowing to x 3' 4" ( 0.51m narrowing to x 1.02m )

Carpet floor, radiator & window to the rear garden









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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**EPC Rating: E**

Tenure: Freehold

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