



Connells

Broomfield Crescent
Leicester



Property Description

Located in the Beaumont Leys area of Leicester

Beaumont Leys is a predominantly residential suburb, known for its blend of housing styles, ranging from council estates to more modern private homes.

The area is well-served by amenities, including the Beaumont Shopping Centre, which is a short drive away. The centre has supermarkets, high street stores, and other services like pharmacies and banks.

Located to the northwest of Leicester city centre, with good transport links to the city via bus routes. The area is also close to major roads such as the A46 and A563, providing easy access to the M1 motorway.

There are several parks and green spaces nearby, such as Castle Hill Country Park and the Gorse Hill City Farm, making it a pleasant environment for families and nature lovers.

There are several schools within the vicinity, including Babington Academy and Beaumont Leys School, catering to various age groups.

Ground Floor

Hallway

With an access to all rooms and downstairs cupboard.

Lounge/Dining Room

13' x 12' (3.96m x 3.66m)

With carpet floor and patio door to the rear

garden.

Kitchen

10' x 6' (3.05m x 1.83m)

Fully fitted kitchen with window to the front and plumbing for washing machine.

Cloakroom

6' x 3' (1.83m x 0.91m)

With toilet and wash hand basin.

First Floor

Bedroom 1

13' x 10' (3.96m x 3.05m)

With window to the rear.

Bedroom 2

13' x 8' (3.96m x 2.44m)

With window to the front.

Bathroom

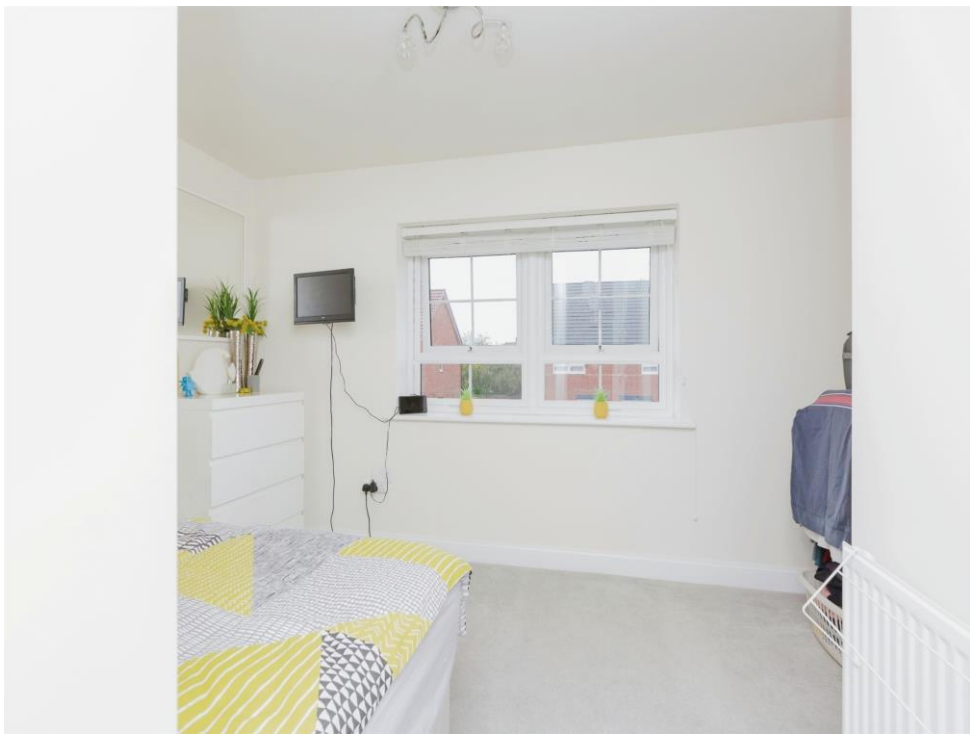
9' x 6' (2.74m x 1.83m)

With a bath, wash hand basin and toilet.

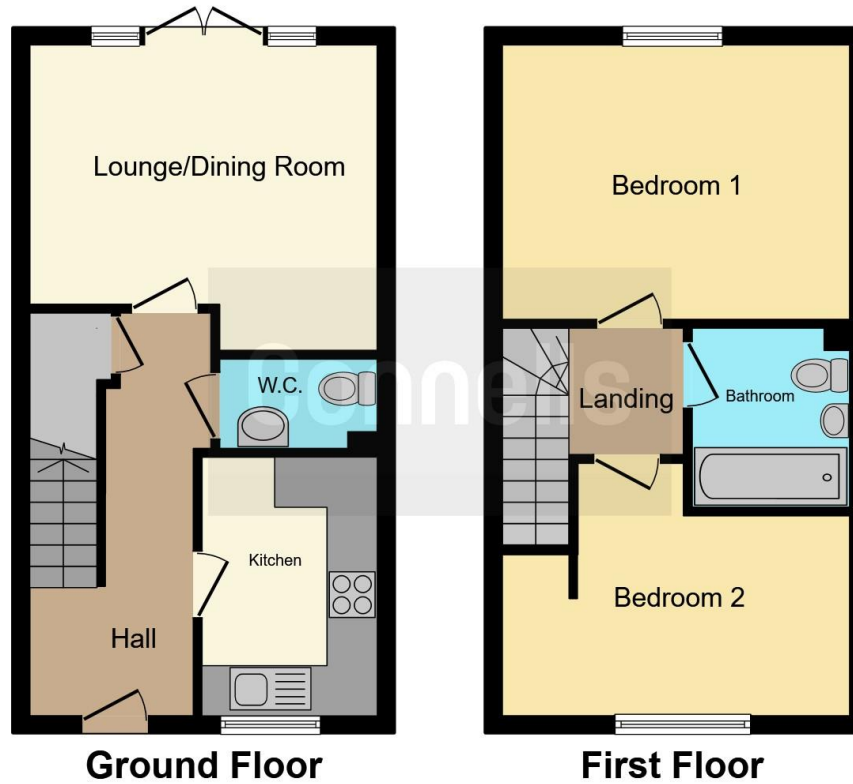
Vendor's Note

This is exshow home.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

T 0116 262 0022
E leicester@connells.co.uk

22-24 Halford Street
 LEICESTER LE1 1JB

EPC Rating: B

Tenure: Freehold

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