



**Connells**

The Poppins  
Leicester





### Property Description

Situated in Beaumont Leys, this property is well served by local amenities, including schools, shopping centres and recreational facilities, making it suitable for families and individuals alike.

Public transportation links are readily accessible, providing convenient connections to Leicester city centre and surrounding areas.

Beaumont Leys Shopping Centre features numerous shops and eateries. The area is served by several educational institutions, including Beaumont Leys School, which boasts modern facilities and a commitment to student success.

Residents can enjoy recreational facilities at the Beaumont Leys Leisure Centre, which offers a leisure pool, activity pool, toddler and baby pools as well as fitness classes.

### Lounge

16' 1" x 12' 1" ( 4.90m x 3.68m )

Having stairs leading to the first floor, laminated flooring for easy maintenance, large window to the front, radiator and being neutrally decorated.

### Dining Room

7' 2" x 15' 8" ( 2.18m x 4.78m )

Having laminated flooring, window allowing natural light and being neutrally decorated

### Kitchen

8' x 11' 7" ( 2.44m x 3.53m )

Offering plenty of counter space and storage, located towards the rear of the house with access to the garden, oven, hob and extractor fan, stainless steel sink unit, wall and base units and laminated flooring for easy cleaning.

## Bedroom One

7' 8" x 10' 1" ( 2.34m x 3.07m )

As the main bedroom, this room accommodates a double bed along with additional furniture. Front facing window, allowing natural light, radiator and fully carpeted.

## Bedroom Two

7' 9" x 10' 1" ( 2.36m x 3.07m )

Being spacious enough for a double bed and wardrobe, fully carpeted, radiator and window overlooking the rear garden.

## Bedroom Three

8' x 7' 11" ( 2.44m x 2.41m )

This room is ideal for a child's room, guest room or home office. Having window providing natural light and overlooking the rear garden and wall mounted radiator.

## Wet Room

6' 3" x 7' 2" ( 1.91m x 2.18m )

Having shower, wash hand basin, WC, radiator and tiled walls.

## Outside

There is a small area at the front of the property and the rear garden provides an area for relaxation, paved area for seating, enclosed with fencing for privacy and security.



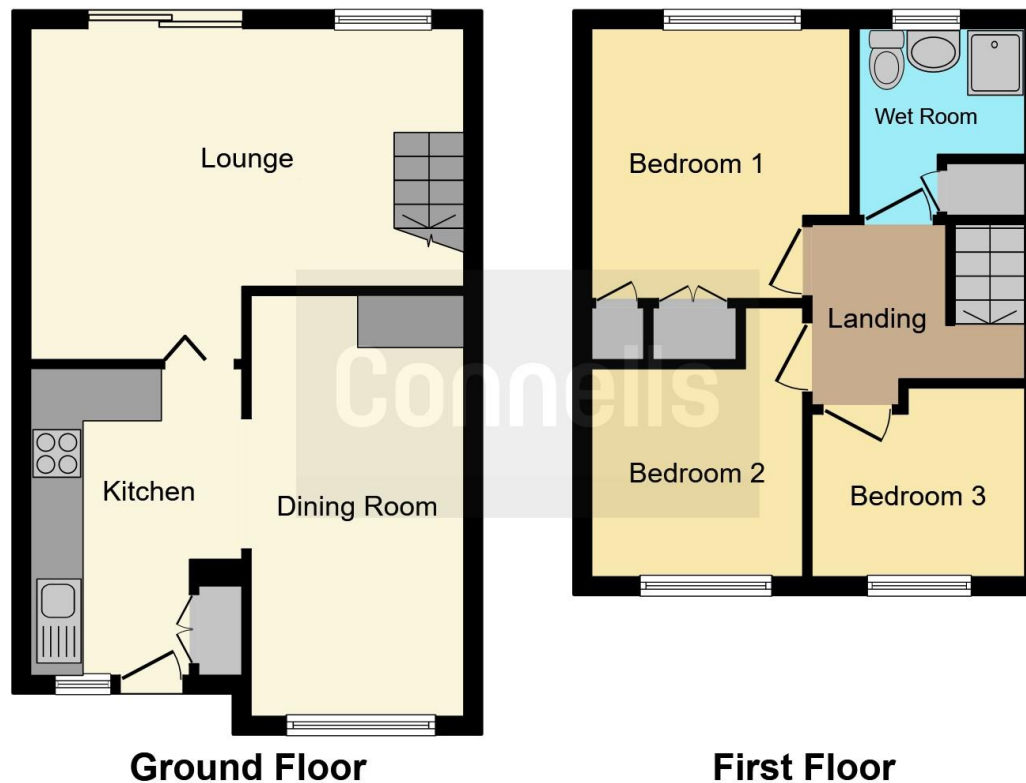












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability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

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EPC Rating: C Council Tax  
 Band: B

Tenure: Freehold

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