



# Broomfield Crescent Leicester LE4 0EN

for sale offers over  
**£450,000**



## Property Description

This area is primarily residential, characterized by a mix of housing types including detached, semi-detached, and terraced homes. It is a well-established neighbourhood with convenient access to local amenities such as schools, parks, and shopping centres.

The property is likely situated in a suburban setting, close to areas like Beaumont Leys and Birstall, with good road connections to Leicester city centre and nearby motorways (such as the A46 and M1). Public transport services are accessible, making it a practical location for commuters.

Nearby attractions include Abbey Park, Watermead Country Park, and the National Space Centre, which are all within a reasonable distance. Additionally, Leicester offers a diverse cultural scene, with a range of restaurants, shops, and community services.

## Ground Floor

### Hallway

17' 3" x 3' 2" ( 5.26m x 0.97m )

With understairs cupboard and an access to all rooms

### Lounge

9' 9" x 10' 11" ( 2.97m x 3.33m )

Spacious room with window to the front

### Dining Room

8' 6" x 13' 10" ( 2.59m x 4.22m )

With patio door to the rear garden

### Kitchen

8' x 13' 3" ( 2.44m x 4.04m )

Fully fitted modern kitchen with window to the rear garden

### Cloakroom

5' x 3' ( 1.52m x 0.91m )

With wash hand basin and toilet

## First Floor

### Landing

14' 10" x 6' ( 4.52m x 1.83m )

### Bedroom 2

12' 1" x 10' 6" ( 3.68m x 3.20m )

With window to the rear

### En-Suite

4' 7" x 6' 7" ( 1.40m x 2.01m )

With shower unit, toilet and wash hand basin

### Bedroom 4

12' 4" x 9' ( 3.76m x 2.74m )

With window to the front

### Bedroom 5

7' 7" x 8' 1" ( 2.31m x 2.46m )

With window to the front

### Bedroom 6



10' 7" x 10' 10" ( 3.23m x 3.30m )

With window to the rear

## Bathroom

5' 7" x 6' 10" ( 1.70m x 2.08m )

With a bath, wash hand basin & toilet

## Second Floor

### Bedroom 1

11' 2" x 10' 6" ( 3.40m x 3.20m )

With window to the front

### En-Suite

With shower unit, wash hand basin and toilet

### Bedroom 3

7' 10" x 7' ( 2.39m x 2.13m )

With two roof windows

### En-Suite

With shower unit, wash hand basin and toilet

### Study

8' 10" x 6' 1" ( 2.69m x 1.85m )

With roof window











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: B**

Tenure: Freehold

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