



Connells

Beaumont Walk  
Leicester



# Beaumont Walk Leicester LE4 0PQ

for sale offers over  
**£280,000**



## Property Description

Stunning 3-Bedroom Detached Home in a Quiet Cul-de-Sac

Nestled in a quiet and highly desirable residential area, this three-bedroom detached home offers an excellent opportunity for families, first-time buyers, or investors seeking a well-proportioned property in a popular LE4 location.

The property has excellent access to local schools, shops, and amenities, convenient transport links into Leicester city centre

, nearby parks and green spaces.

Step inside to a bright and inviting hallway that sets the tone for the rest of the home — warm, well-kept, and full of potential, the main living area is a comfortable, airy space with room for both relaxation and family gatherings. Large windows allow natural light to pour in, creating a bright and uplifting atmosphere. To the rear sits a practical kitchen/diner with ample worktop space and storage. This is a fantastic area for family meals, with direct access to the garden. Three well-proportioned bedrooms and a family bathroom. The rear garden is a real highlight — private, enclosed, and perfect for children, pets, or outdoor dining. Whether you're a keen gardener or simply enjoy relaxing outdoors, this space offers plenty of potential.

Whether you're a first-time buyer, a growing

family, or an investor, this property offers space, privacy, and the chance to add your own style. With its detached status and sought-after location, it's a home that truly stands out.

## Entrance Porch

The property benefits from a practical enclosed porch, providing an attractive, welcoming first impression to the home.

## Entrance Hall

A welcoming entrance hall offering a bright and tidy introduction to the home. This space provides access to the main living areas and staircase

## Lounge/Dining Room

The generous layout provides plenty of room for comfortable seating as well as a dedicated dining area, making it perfect for family meals or hosting guests. Large windows allow natural light

## Kitchen

Beautifully fitted kitchen, featuring ample worktop space, modern fitted units and integrated appliances, double glazed window overlooking the rear

## First Floor Landing

## Bedroom One

Double glazed window and radiator

## Bedroom Two

Double glazed window and radiator

## Bedroom Three

A well-designed third bedroom offering excellent flexibility for a variety of uses. Ideal as a child's room, nursery, home office or guest space

## Bathroom

A well-presented family bathroom fitted with a three-piece suite, offering a clean and practical space, includes a bathtub with shower over, wash basin and WC, along with tiled splashbacks for easy maintenance, window provides natural light and ventilation, creating a bright and comfortable environment

## Garage

A useful single garage providing secure storage and additional practicality for the home. Ideal for housing a vehicle, bicycles or garden equipment

## Outside

The property enjoys an attractive and well-kept exterior, set within a quiet cul-de-sac that offers a peaceful and family-friendly setting. To the front, there is a neat low-maintenance garden area that enhances kerb appeal,

along with access to the driveway and single garage, providing convenient off-road parking.

The rear garden is a standout feature — fully enclosed and offering a safe, private space ideal for children, pets or outdoor entertaining. With a mix of lawn and patio areas, it provides plenty of room for seating, play equipment or gardening. The garden benefits from good natural light throughout the day, making it a pleasant and versatile outdoor retreat.

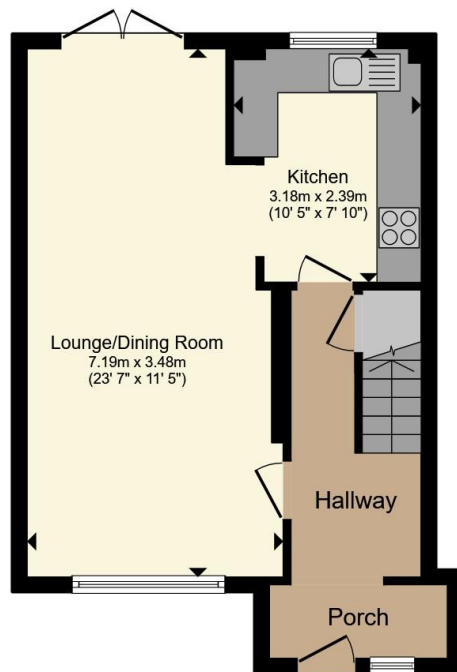




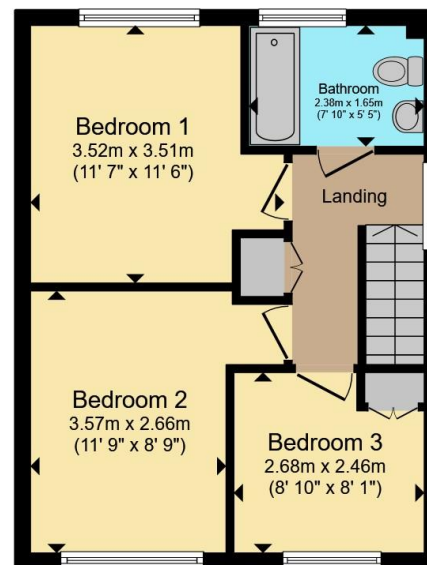




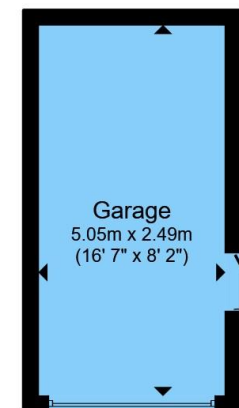




**Ground Floor**



**First Floor**



**Garage**

Total floor area 92.4 m<sup>2</sup> (994 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)

**Connells**

To view this property please contact Connells on

**T 0116 262 0022**  
**E [leicester@connells.co.uk](mailto:leicester@connells.co.uk)**

22-24 Halford Street  
LEICESTER LE1 1JB

EPC Rating: D Council Tax  
Band: C

Tenure: Freehold

**view this property online [connells.co.uk/Property/LTR325518](http://connells.co.uk/Property/LTR325518)**



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: LTR325518 - 0006