



**Beman Close, Leicester LE4 7TN**



**welcome to**

**Beman Close, Leicester**

3 bedroom semi-detached property in Rushey Mead, Leicester. Benefits from central heating, double glazing, fitted kitchen, rear garden, and driveway parking



**Entrance Hall**

Door to the front.

**Lounge**

14' x 11' 10" ( 4.27m x 3.61m )

Double glazed window to the front and radiator.

**Dining Room**

11' 8" x 7' 8" ( 3.56m x 2.34m )

Double glazed window to the rear and radiator.

**Kitchen**

10' x 9' 2" ( 3.05m x 2.79m )

Fitted kitchen comprising of wall and base units with work surfaces over, sink drainer unit, radiator and space for appliances. Double glazed window to the rear.

**Conservatory**

With access to the rear.

**First Floor Landing**

With stairs rising from the ground floor.

**Bedroom One**

13' 1" x 8' 11" ( 3.99m x 2.72m )

Double glazed window to the front, fitted wardrobes and radiator.

**Bedroom Two**

10' 9" x 9' 4" ( 3.28m x 2.84m )

Double glazed window to the rear, fitted wardrobes and radiator.

**Bedroom Three**

10' x 6' 1" ( 3.05m x 1.85m )

Double glazed window to the front and radiator.

**Bathroom**

Double glazed window to the rear, bath, WC, hand wash basin and towel rail.

**Front & Rear Of Property**

To the front of the property there is a small front garden, mainly laid to lawn and a paved driveway that provides off-road parking. To the rear of the property is a garden mainly laid to lawn with a storage shed.



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welcome to

## Beman Close, Leicester

- 3 bedrooms
- Fitted kitchen
- Rear garden
- Central heating and double glazing
- Driveway parking

Tenure: Freehold EPC Rating: D  
Council Tax Band: B

offers over  
**£360,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
LHS119738 - 0006

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