

FREEHOLD



House - Semi-Detached (EPC Rating: D)

48 Ingold Avenue, Beaumont Leys, Leicester, LE4 2DZ

£309,950

 SETHS

 3  1  1  D

# 3 Bedroom House - Semi-Detached located in Leicester

**\*\*\* REFURBISHED - THREE BEDROOMS - SEMI DETACHED - BEAUMONT LEYS - NO ONWARD CHAIN \*\*\***

Seths Estate Agents are pleased to bring to market this recently refurbished three-bedroom mid-terraced property located on Ingold Avenue in the popular residential area of Beaumont Leys, Leicester. Presented in excellent condition throughout and offered to the market with no onward chain, the property further benefits from off-road parking and a generous rear garden.

To the front, the property features a front garden with off-road parking for one vehicle. To the rear, an ample sized lawned garden is enclosed by wooden fencing along the perimeter, with an enclosed side passage providing access between the front and rear via UPVC doors.

Internally, the ground floor comprises an entrance hall, a well-presented lounge with media feature wall and UPVC doors opening to the rear garden, a spacious kitchen and diner, and a lobby housing a newly installed gas combination boiler, plumbing for a washing machine, and a convenient downstairs WC. To the first floor are three well-proportioned bedrooms and a family bathroom.

Contact Seths today to arrange a viewing.

## GROUND FLOOR

### ENTRANCE HALL

12'6" x 5'5"

Laminate flooring, radiator, storage cupboard beneath the stairs. Accessed via a uPVC front door. Stairs leading to the first floor. Provides access to all ground floor rooms.

### LOUNGE

12'6" x 12'4"

Laminate flooring, two radiators, spotlighting, media feature wall. uPVC door providing access to the rear garden.

### KITCHEN & DINING ROOM

18'7" x 9'9"

Laminate flooring, radiator, spotlighting, base and eye-level units with accent lighting, four-ring gas hob with integrated extractor over, integrated oven, space for fridge, double-glazed window to the front aspect. Provides access to the lobby.

## LOBBY

Vinyl flooring, storage cupboard housing the newly installed gas combination boiler, space and plumbing for washing machine. Provides access to the downstairs WC.

## DOWNSTAIRS W/C

## FIRST FLOOR

### LANDING

8'6" x 5'6"

Carpeted flooring, storage cupboard. Provides access to all first-floor rooms.

### BEDROOM ONE

12'5" x 10'11"

Carpeted flooring, radiator, double-glazed window to the rear aspect.

### BEDROOM TWO

12'5" x 11'3"

Carpeted flooring, radiator, double-glazed window to the rear aspect.



### BEDROOM THREE

7'11" x 7'7"

Carpeted flooring, radiator, storage cupboard over the stairs, double-glazed window to the front aspect.

### BATHROOM

7'7" x 5'1"

Vinyl flooring, standing radiator, spotlighting, panelled bath, wash hand basin, WC, partially tiled walls, double-glazed window to the front aspect.

### OUTSIDE

To the rear, the property benefits from an ample sized lawned garden, secluded by a wooden fenced perimeter. An enclosed side passage, secluded by a wooden border, provides access to both the front and rear of the property via uPVC doors. To the front, the property features a front garden with off-road parking for one vehicle.

### FREEHOLD

### COUNCIL TAX BAND - A

### ADDITIONAL INFORMATION

Tenure: Freehold

EPC rating: D

Council Tax Band: A (Leicester)

Council Tax Rate: £1,685.83

Mains Gas: Yes

Mains Electricity: Yes

Mains Water: Yes

Mains Drainage: Yes

Broadband availability: Superfast Fibre Broadband

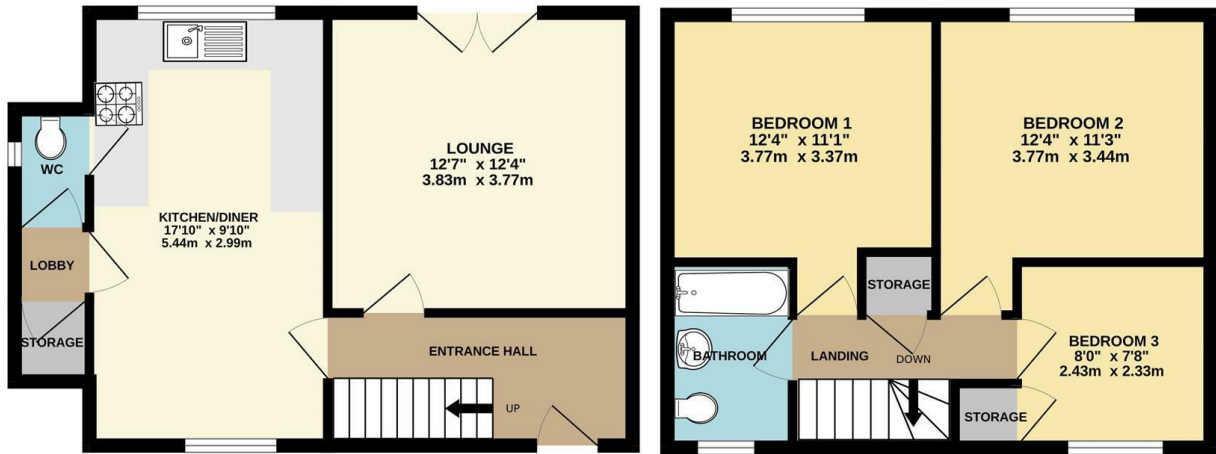




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GROUND FLOOR

1ST FLOOR

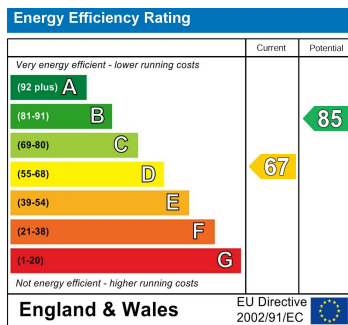


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Council Tax Band

**A**

Energy Performance Graph



Call us on

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