

## FLOOR PLAN

### DIMENSIONS

**Entrance Hall**  
13'03 x 5'10 (4.04m x 1.78m)

**Lounge**  
13'03 x 12'07 (4.04m x 3.84m)

**Dining Room**  
10'02 x 8'11 (3.10m x 2.72m)

**Kitchen**  
10'03 x 9'08 (3.12m x 2.95m)

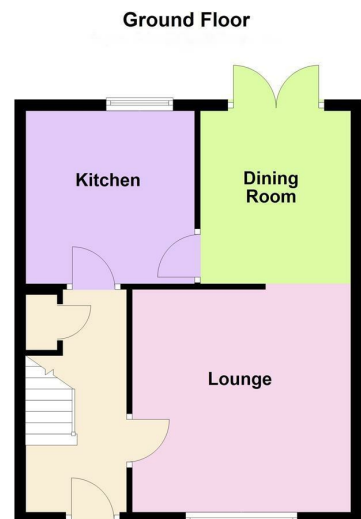
**Landing**  
9'04 x 7'05 (2.84m x 2.26m)

**Bedroom One**  
11'08 x 10'05 (3.56m x 3.18m)

**Bedroom Two**  
10' x 11'02 (3.05m x 3.40m)

**Bedroom Three**  
8'05 x 8'03 (2.57m x 2.51m)

**Bathroom**  
5'06 x 7'05 (1.68m x 2.26m)



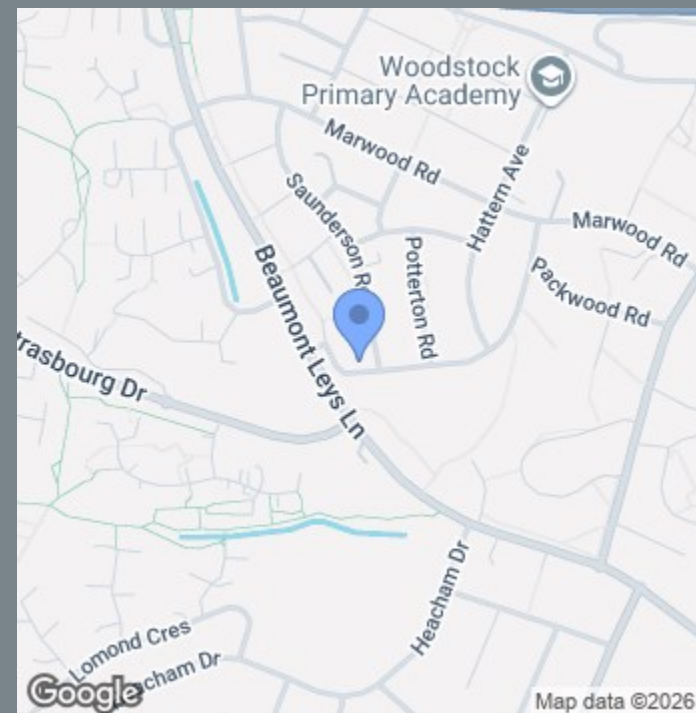
10 Ingold Avenue, Beaumont Leys, LE4 2DX  
**Offers Over £245,000**

## OVERVIEW

- Beautifully Presented Family Home
- Popular Location
- Entrance Hall & Fitted Kitchen
- Lounge & Dining Room
- Three Bedrooms
- Family Bathroom
- Front & Rear Garden
- Viewing Essential
- Non Standard Construction
- EER - D, Freehold, Tax Band - A

## LOCATION LOCATION....

Ingold Avenue in Leicester is a charming and well-established residential area that offers comfort, convenience & a strong sense of community spirit. Surrounded by lovely green spaces and nearby parks such as Rushey Fields Recreation Ground, it provides plenty of opportunities for peaceful walks, outdoor play, and family picnics. The neighbourhood has a friendly, welcoming feel, with a real sense of local pride and togetherness. Everyday essentials are within easy reach, with a good selection of local shops, cafés, and amenities nearby, while the larger Beaumont Shopping Centre is just a short drive away for more extensive retail options. Families will appreciate the choice of well-regarded local schools, making it an excellent spot for those with children. Excellent transport links connect Ingold Avenue to Leicester city centre and the wider area with ease, ensuring commuting and travel are always convenient. Altogether, it's a delightful location that offers a harmonious balance of suburban tranquillity and modern practicality.



## THE INSIDE STORY

This lovely family home is beautifully presented throughout, offering a welcoming atmosphere the moment you step inside. The inviting entrance hall leads to a charming lounge featuring an exposed brick fireplace that creates a wonderful focal point, adding character and warmth to the space—perfect for relaxing evenings or cosy family gatherings. The lounge flows seamlessly into the dining room, where there is ample space for a family table and chairs, making it ideal for shared meals, entertaining, or simply enjoying a quiet coffee while looking out through the French doors into the garden. The modern kitchen is thoughtfully designed with sleek wall and base units, contrasting work surfaces, an integrated oven and hob with extractor over, plumbing for a washing machine, and space for a fridge freezer—combining practicality with contemporary style. Upstairs, the landing leads to three good-sized bedrooms, each offering comfort and versatility for family living, whether used as bedrooms, a home office, or a nursery. The bathroom is beautifully finished, providing a serene space to unwind with its modern fittings and calming décor. Outside, the front garden adds to the home's kerb appeal, while the rear garden offers the perfect mix of open lawn and inviting seating areas—one tucked under cover for year-round enjoyment and another elevated at the top, perfect for outdoor dining or relaxing in the sunshine. This home truly combines charm, comfort & style, making it an exceptional choice for families looking for space to grow and enjoy.

