

FREEHOLD



House - Semi-Detached (EPC Rating:)

BEAUMONT LEYS LANE, LEICESTER, LE4 2BA

Offers Over

£225,000

SETHS



3 Bedroom House - Semi-Detached located in Leicester

***** NO CHAIN - OFF ROAD PARKING - SEMI DETACHED HOME - GARAGE - EXTENTION POTENTIAL (STPP)**

Seths Estate Agents are pleased to bring to market this three-bedroom semi-detached property located on Beaumont Leys Lane, off Abbey Lane in Leicester. Offered to the market with no onward chain, the property benefits from off-road parking, a garage, and ample room to extend, subject to the necessary planning permissions — making this a fantastic opportunity for families and first-time buyers looking to put their own stamp on a well-positioned home.

To the rear, the property benefits from garden access via a lobby off the kitchen, with a metal gate providing access to the outside.

Internally, the ground floor comprises an entrance hall with under-stairs storage, a well-appointed kitchen with integrated appliances, a lobby, a downstairs wet room, and a generous through lounge with a bay window to the rear and a further window to the front. To the first floor are three bedrooms, including a bay-fronted principal bedroom, and a family bathroom with loft access.

Contact Seths to arrange a viewing.

GROUND FLOOR

ENTRANCE HALL

12'10" x 6'5"

Laminate flooring, radiator, storage cupboard beneath the stairs, double-glazed windows to the front aspect. Accessed via a uPVC front door. Stairs leading to the first floor. Provides access to the kitchen and lounge.

LOUNGE

27'11" x 11'2"

Part carpeted and part laminate flooring, two radiators, double-glazed bay window to the rear aspect, double-glazed window to the front aspect.

KITCHEN

8'3" x 8'0"

Tiled flooring, radiator, base and eye-level units, four-ring gas hob with oven and integrated extractor over, integrated washer dryer, integrated fridge freezer, stainless steel sink, partially tiled walls,

LOBBY

6'2" x 3'3"

Tiled flooring, radiator. Metal door providing access to the rear garden. Provides access to the downstairs wet room.

DOWNSTAIRS WET ROOM

Tiled flooring, tiled walls, panelled ceiling, standing radiator, mixer shower, wash hand basin, WC, double-glazed window to the side aspect.

FIRST FLOOR

LANDING

9'3" x 6'11"

Carpeted flooring, double-glazed window to the side aspect. Provides access to all first-floor rooms.

BEDROOM ONE

13'4" x 10'7"

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

BEDROOM TWO

12'2" x 10'11"

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

BEDROOM THREE

7'7" x 7'0"

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

BATHROOM

6'3" x 6'0"

Vinyl flooring, radiator, storage cupboard housing the gas combination boiler, partially tiled walls, panelled bath with electric shower over, wash hand basin, WC, loft hatch, double-glazed window to the rear aspect.



OUTSIDE

To the rear, the property benefits from an ample sized garden with potential to extend, subject to planning permission, comprising a slabbed patio area with access to a shed/garage and a grass lawn, secluded by a wooden fenced perimeter. To the front, the property features a front garden finished with a paved surface, providing off-road parking for one vehicle, secluded by wooden fencing.

FREEHOLD

COUNCIL TAX BAND - B

ADDITIONAL INFORMATION

Tenure: Freehold

EPC rating: TBC

Council Tax Band: B (Leicester)

Council Tax Rate: £1,966.81

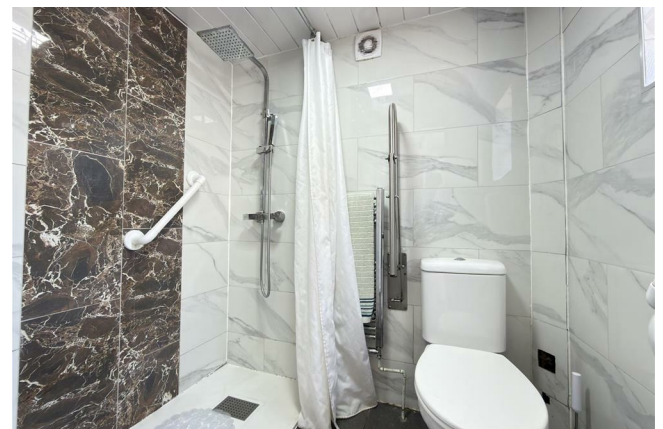
Mains Gas: Yes

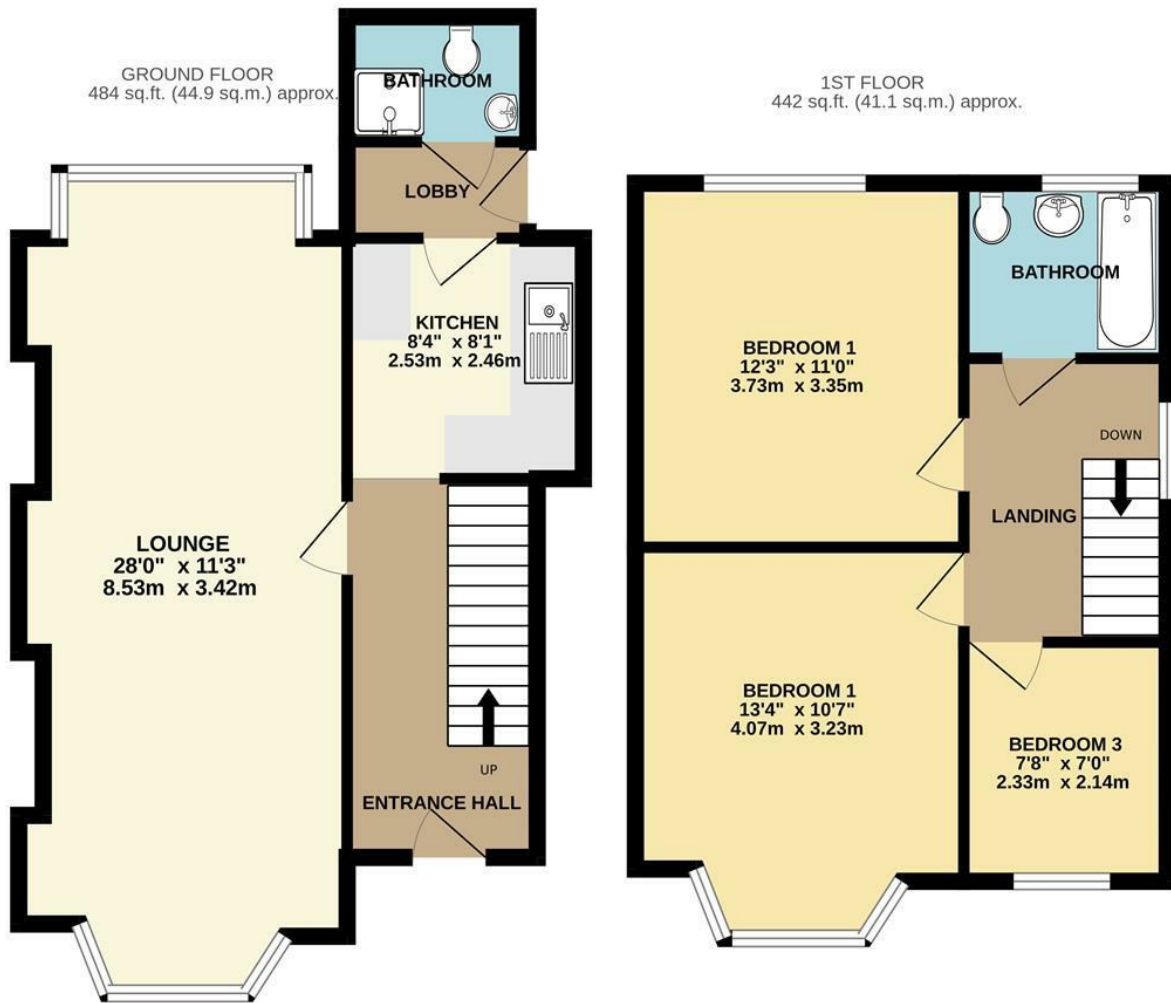
Mains Electricity: Yes

Mains Water: Yes

Mains Drainage: Yes

Broadband availability: Superfast Fibre Broadband





TOTAL FLOOR AREA : 926 sq.ft. (86.0 sq.m.) approx.

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

B

Energy Performance Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.