

FREEHOLD



House - End Terrace (EPC Rating: )

Bedale Drive, Beaumont Leys, Leicester, LE4 2LA

Offers Over

£235,000

 **SETHS**



# 2 Bedroom House - End Terrace located in Leicester

**\*\*\* TWO BEDROOMS - OFF ROAD PARKING - BEAUMONT LEYS - EXTENDED \*\*\***

Seths Estate Agents are pleased to bring to market this extended two-bedroom mid-terraced property located on Bedale Drive in the popular residential area of Beaumont Leys, Leicester. The property benefits from off-road parking for two vehicles to the front and has been extended to provide generous and versatile living accommodation throughout.

To the front, a paved driveway provides off-road parking for two vehicles with gated access to the rear. To the rear, a private garden features a paved and lawned area with gravel surrounds, a metal storage shed, and a wooden gate providing access back to the front — all enclosed by a wooden fenced perimeter.

Internally, the ground floor is particularly impressive, comprising an entrance porch, entrance hall with utility area, a lounge with feature wall, a convenient downstairs WC, and a spacious extended kitchen and diner with double doors opening directly onto the rear garden. To the first floor are two well-proportioned bedrooms and a modern bathroom finished with a large shower cubicle with mixer and rain head function.

## GROUND FLOOR

### PORCH

Laminate flooring, double-glazed windows surrounding. Accessed via a uPVC door. Second uPVC door providing access into the entrance hall.

### ENTRANCE HALL

18'4" x 6'9"

Tiled flooring, stairs leading to the first floor. Provides access to the lounge, downstairs WC and utility area. Open access through to the extended kitchen and dining room. Utility area accommodates gas combination boiler with space and plumbing for washing machine.

### LOUNGE

18'7" x 10'4"

Tiled flooring, radiator, feature wall, double-glazed window to the front aspect. Sliding door providing access to the extended kitchen and dining room.

### EXTENDED KITCHEN & DINING ROOM

14'9" x 12'6"

Tiled flooring, spotlighting, space for fridge, dining area, Velux double-glazed windows, bi-fold uPVC doors providing access to the rear garden.

### DOWNSTAIRS WC

Tiled flooring, wash hand basin, WC, double-glazed window to the side aspect.

## FIRST FLOOR

### LANDING

9'1" x 7'7"

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

### BEDROOM ONE

13'6" x 9'7"

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

### BEDROOM TWO

8'2" x 8'1"

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

### BATHROOM

Tiled flooring, tiled walls, panelled ceiling, standing radiator, large shower cubicle with mixer function and rain head, wash hand basin, WC, double-glazed window to the rear aspect.

### FREEHOLD



**COUNCIL TAX BAND - A**

**ADDITIONAL INFORMATION**

Tenure: Freehold

EPC rating: TBC

Council Tax Band: A (Leicester)

Council Tax Rate: £1,685.83

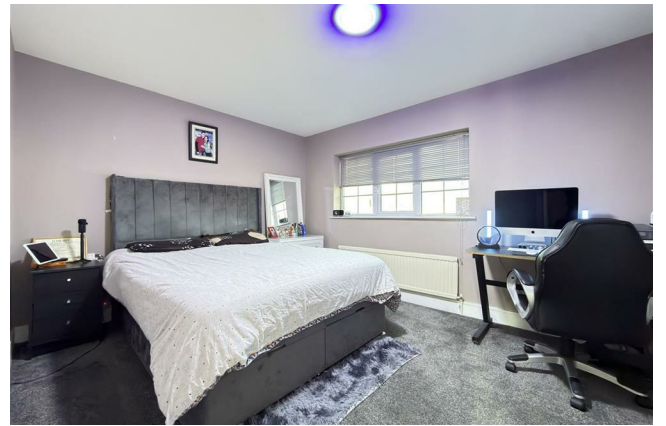
Mains Gas: Yes

Mains Electricity: Yes

Mains Water: Yes

Mains Drainage: Yes

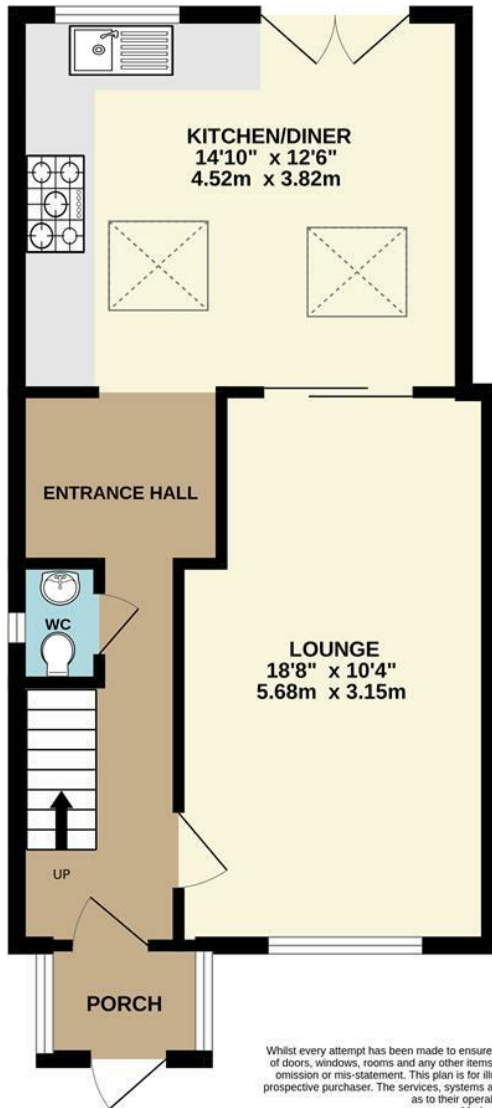
Broadband availability: Superfast Fibre Broadband



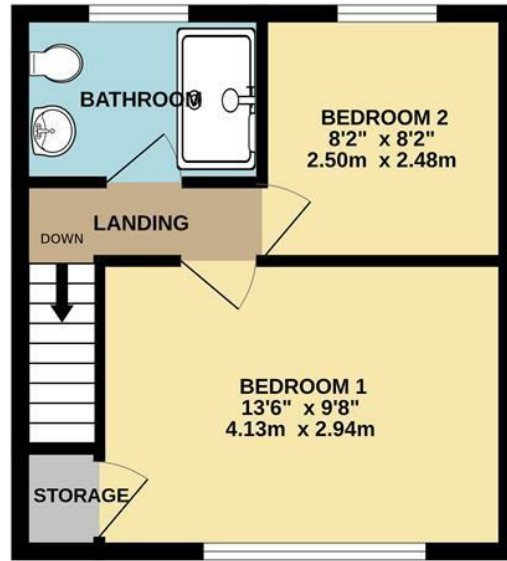


Belgrave Office Sales | 20 Loughborough Road, Leicester, LE4 5LD

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

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
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.

