

FREEHOLD



House - End Terrace (EPC Rating:)

Morpeth Avenue, Beaumont Leys, Leicester, LE4 2NB

Offers Over

£220,000



2 Bedroom House - End Terrace located in Leicester

***** END TERRACED - READY TO MOVE INTO - DRIVEWAY - LANDSCAPED FRONT AND REAR GARDEN *****

Seths Estate Agents are pleased to bring to market this extended two-bedroom mid-terraced home located on Moore Avenue in the popular residential area of Beaumont Leys, Leicester. The property benefits from a block-paved driveway for two vehicles and a beautifully landscaped rear garden — making this a fantastic and well-presented home for first-time buyers and families alike.

To the front, a block-paved driveway provides parking for two vehicles, with a wooden gate providing access to the rear garden, enclosed by a combination of hedgerow and wooden fencing for a pleasant sense of privacy. To the rear, the property features a truly impressive fully landscaped garden with tiled surroundings, a wooden patio area, a lawned garden, a gravel stone area, a wooden shed, a separate side access with concrete flooring, and a wonderful enclosed pergola — a superb outdoor space for entertaining and family life.

Internally, the ground floor comprises an entrance porch, entrance hall, a generous through lounge, a well-appointed kitchen with fully integrated appliances, an extended dining room with UPVC doors to the garden, and a pergola providing a further fantastic indoor-outdoor living space. To the first floor are two well-proportioned bedrooms and a family bathroom, with a fully boarded loft accessed via a drop-down ladder.

Contact Seths to arrange a viewing.

GROUND FLOOR

PORCH

5'9" x 4'0"

Finished with laminate flooring, panelled ceiling and spotlighting. Accessed via a UPVC door, with double glazed windows facing the front and side aspects. A wooden door provides access into the property.

ENTRANCE HALL

6'10" x 5'9"

Finished with laminate flooring and panelled walls, with stairs leading to the first floor. Storage cupboard located under the stairs, radiator and access into the lounge and kitchen.

LOUNGE

18'11" x 10'8"

Finished with laminate flooring, radiators and double glazed windows facing the front and rear aspects.

KITCHEN

11'8" x 7'3"

Finished with tiled flooring, base and eye-level units, integrated gas burner, integrated oven and extractor,

integrated washing machine and dishwasher, stainless steel sink and space for a fridge. Open access leads into the extended dining room. Partially tiled walls, radiator and storage cupboard under the stairs accommodating the consumer unit, electric meter and gas meter. Double glazed window facing the side aspect.

DINING ROOM

12'3" x 6'1"

Finished with tiled flooring, radiator and double glazed windows facing the rear and side aspects. Double glazed UPVC doors provide access into the garden.

PERGOLA

12'2" x 10'1"

Finished with tiled flooring, feature wall and double glazed window facing the rear aspect. Double glazed doors provide access into the garden.

FIRST FLOOR

LANDING

6'6" x 9'4"

Finished with laminate flooring and panelled walls, with a double glazed window facing the side aspect and



access to all rooms on the first floor. A hatch with drop-down ladder provides access to the loft, which is fully boarded and benefits from Velux windows facing the side and rear aspects.

BEDROOM ONE

13'10" x 10'0"

Finished with laminate flooring, radiator, storage cupboard located over the stairs accommodating the gas-powered combination boiler and double glazed window facing the front aspect.

BEDROOM TWO

10'1" x 9'7"

Finished with laminate flooring, radiator and double glazed window facing the rear aspect.

BATHROOM

6'6" x 5'5"

Finished with laminate flooring, tiled walls, panelled ceiling and spotlighting. Comprising toilet, wash hand basin with vanity unit, radiator and panelled bath with shower attachment and integrated extractor. Double glazed window facing the rear aspect.

OUTSIDE

To the rear, the property features a fully landscaped garden with tiled surroundings, wooden patio area, grass lawn and access to a wooden enclosed pergola with a gravelled surface. There is also a wooden shed and separate side access with concrete flooring. A wooden gate provides access to the driveway. The garden is secluded by a combination of wooden fencing and borders.

To the front, the property benefits from an ample-sized block-paved driveway providing parking for two vehicles. Access to the garden is provided via a wooden gate, while a UPVC door provides access into the porch. The property is enclosed by a combination of hedging and wooden fencing.

FREEHOLD

COUNCIL TAX BAND - A

ADDITIONAL INFORMATION

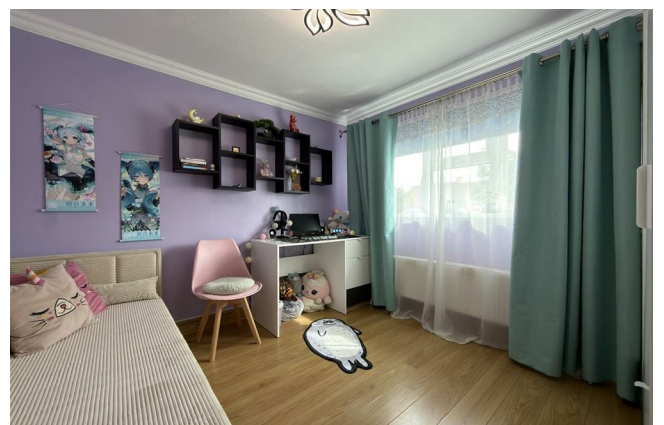
Tenure: Freehold

EPC rating: TBC

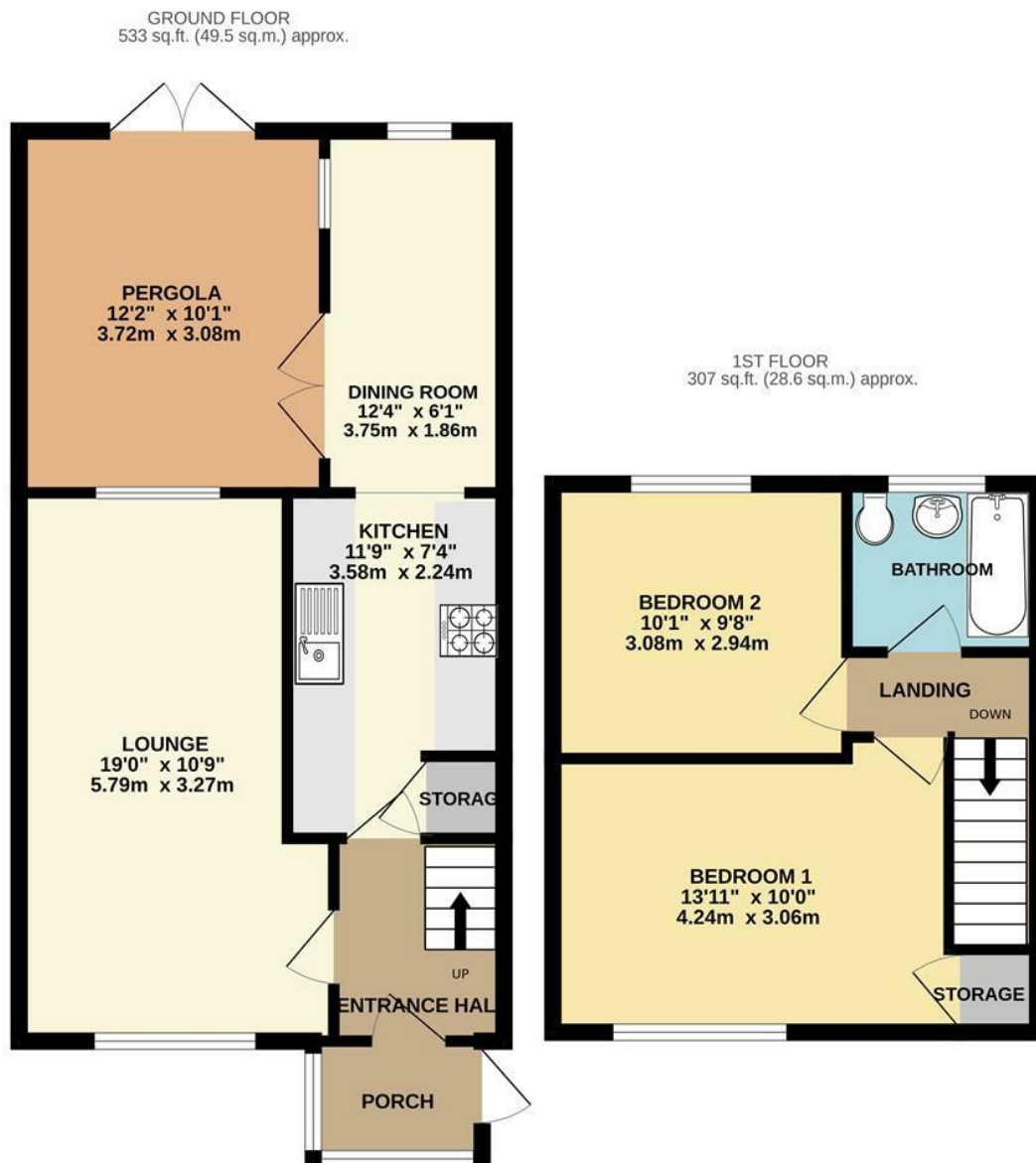
Council Tax Band: A (Leicester)



Council Tax Rate: £1,685.83
Mains Gas: Yes
Mains Electricity: Yes
Mains Water: Yes
Mains Drainage: Yes
Broadband availability: Superfast Fibre Broadband







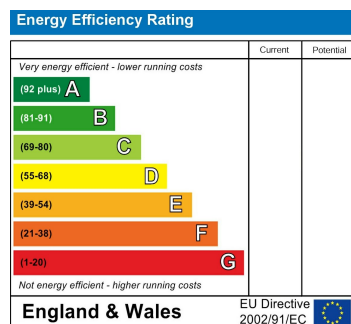
TOTAL FLOOR AREA : 841 sq.ft. (78.1 sq.m.) approx.

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

A

Energy Performance Graph



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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.