

FREEHOLD



House - Semi-Detached

HALIFAX DRIVE BEAUMONT LEYS LEICESTER LE4 2DQ

Offers Over

£265,000

FEATURES

- Three Bedrooms
- Open Plan Kitchen/ Diner
- Big Garden
- Gas Central Heating
- Popular Location
- Large Driveway
- Semi Detached
- Double Glazed
- Downstairs W/C
- Ideal Family Home



 **SETHS**

3 Bedroom House - Semi-Detached located in Leicester

ENTRANCE HALL

Lino flooring, radiator, providing access to the lounge and kitchen/diner, storage cupboard located under the stairs.

LOUNGE

12'10" x 12'6"

Lino flooring, double-glazed window facing the rear aspect, radiator, providing access to the kitchen and diner

KITCHEN/DINER

19'2" x 9'9"

Lino flooring, base level and eye level units, radiator, UPVC door providing access to the garden, stainless steel sink, double glazed window facing the front aspect, plumbing for a washing machine, providing access to a store room and also a downstairs WC

W/C

Laminate flooring, radiator, toilet, wash hand basin, double glazed window facing the side aspect.

FIRST FLOOR

LANDING

Providing access to all rooms on the first floor and store room which includes a gas-powered combination boiler, and access to the loft.

BEDROOM 1

12'7" x 12'6"

carpeted flooring, radiator, double-glazed window facing the rear aspect,

BEDROOM 2

12'7" x 9'7"

Carpeted flooring, radiator, double-glazed window facing the rear aspect,

BEDROOM 3

7'10" x 7'10"

Carpeted flooring, double-glazed window facing the front aspect, radiator, storage cupboard located over the stairs

BATHROOM

Tiled flooring, partially tiled walls, toilet, wash hand basin, polyvinyl bathtub with mixer attachment, radiator, double glazed window facing the front aspect.

OUTSIDE

To the front aspect, the property features a gravel drive to comfortably accommodate four vehicles, secluded by wooden fencing along the perimeter and access to the garden via a wooden gate. To the rear, the garden features a paved patio area and an ascending grass garden. Wooden shed and concrete-built shed, secluded by wooden fencing along the perimeter.

FREEHOLD

COUNCIL TAX BAND - A



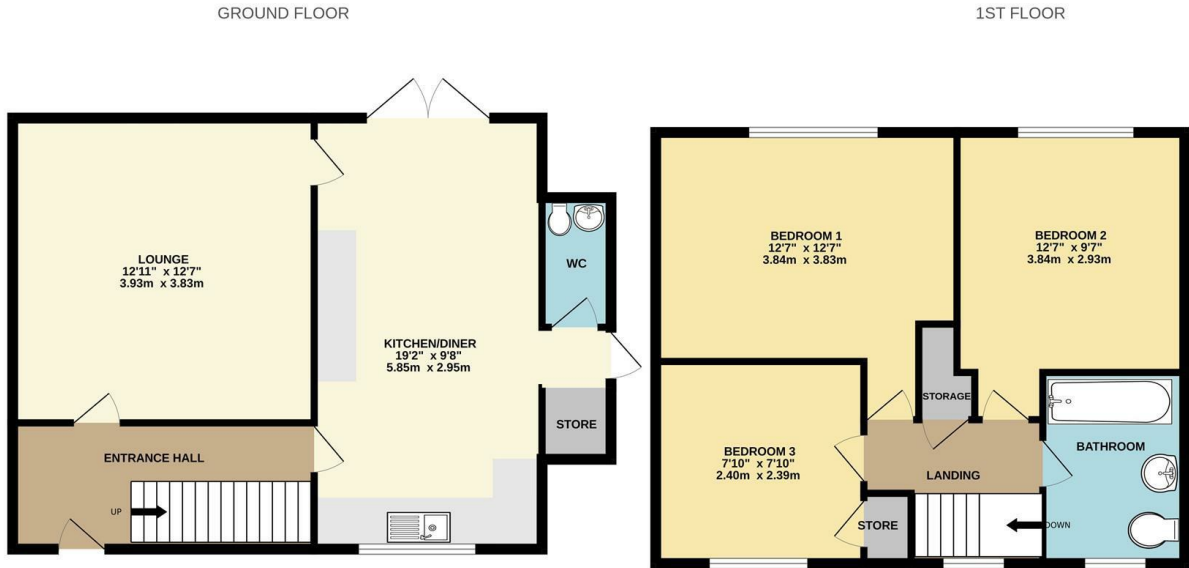
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Council Tax Band

A



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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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		88
(81-91) B		
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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