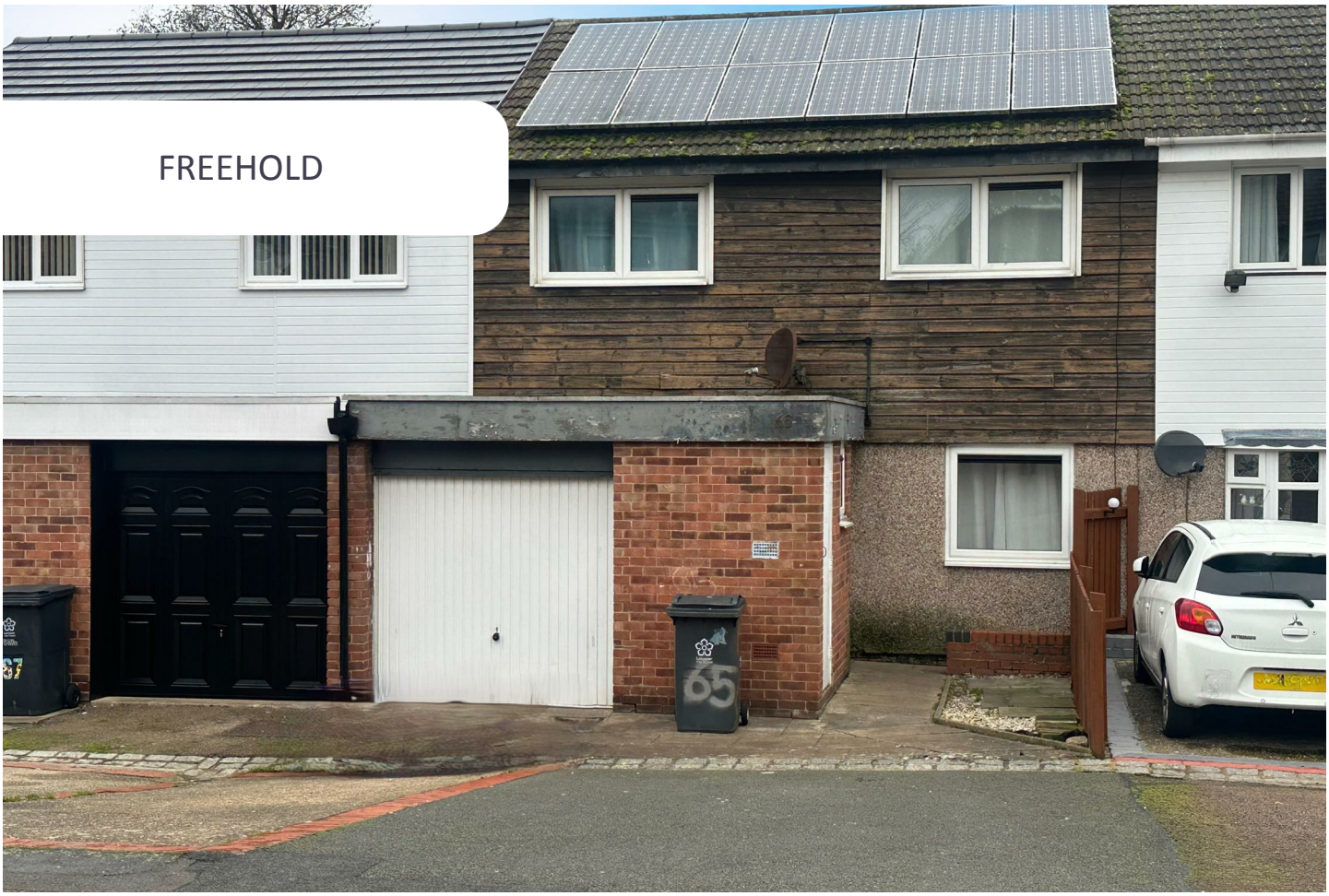





House - Terraced (EPC Rating:)

PORTMORE CLOSE, BEAUMONT LEYS, LEICESTER, LE4 0QZ

£220,000

SETHS

3 1 2

3 Bedroom House - Terraced located in Leicester

***** THREE BEDROOM - OFF ROAD PARKING - GARAGE - NO CHAIN *****

Situated in a quiet cul-de-sac, this well-proportioned home offers off-road parking for two vehicles, a garage, and a spacious rear garden with a slabbed patio, lawn, and a concrete shed, all enclosed by a wooden fence.

Inside, the property features a welcoming entrance hall, a spacious lounge with dual-aspect windows, a kitchen with space for appliances, and a convenient downstairs WC. Upstairs, there are three good-sized bedrooms and a family bathroom with a standing shower unit.

Perfectly located close to local amenities, schools, and transport links, this property is an ideal family home. Viewing is highly recommended.

ENTRANCE HALL
The entrance hall features tiled flooring, a radiator, and stairs leading to the first floor. It provides access to all ground floor rooms.

DOWNSTAIRS WC
The downstairs WC includes tiled flooring, a wash hand basin, a toilet, and a double-glazed window facing the side aspect. The water meter is also located here.

LOUNGE
20'11" x 10'0"
The lounge has laminate flooring and benefits from double-glazed windows facing the front and side aspects. It features radiators on both the front and side walls.

KITCHEN AND DINER
16'0" x 7'2"
The kitchen has vinyl flooring, a radiator, base and high-level units, and space for a freestanding cooker with an oven. It also has a stainless steel sink, space for a washing machine, and a double-glazed window overlooking the rear aspect.

FIRST FLOOR

LANDING
The landing has laminate flooring, a hatch providing access to the loft, and a storage cupboard accommodating the gas-powered combination boiler. It provides access to all first-floor rooms.

BEDROOM ONE
12'4" x 10'2"
This room includes laminate flooring, a radiator, and a double-glazed window facing the front aspect.

BEDROOM TWO
12'0" x 10'4"
The second bedroom features laminate flooring, a radiator, and a double-glazed window facing the front aspect.

BEDROOM THREE
8'3" x 7'3"
The third bedroom has laminate flooring, a radiator, and a double-glazed window facing the rear aspect.

BATHROOM
The bathroom is fitted with tiled flooring and includes a radiator, a toilet, a wash hand basin, and a standing shower unit with an electric shower function. It also features spotlighting, a vanity mirror, and a double-glazed window facing the side aspect.

OUTSIDE
To the front, the property offers off-road parking for two vehicles and access to the garage via a metal up-and-over door. There is also a brick-built storage cupboard and access to the accommodation via UPVC doors.
To the rear, the property features a generously sized garden with a slabbed patio area followed by a grass lawn. A concrete shed is situated in the garden, which is enclosed by a wooden fenced perimeter for privacy.

FREEHOLD

COUNCIL TAX BAND - A







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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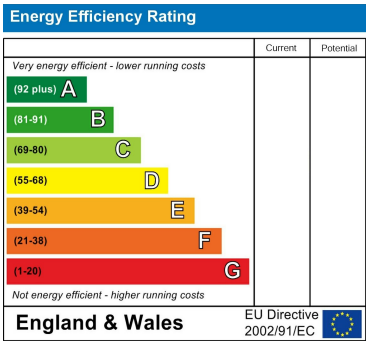
Council Tax Band

A

Energy Performance Graph



Call us on

0116 266 9977

sales@seths.co.uk

www.seths.co.uk

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.

SETHS