

FREEHOLD



House - Detached (EPC Rating: D)

**Beacon Close, Beaumont Leys, Leicester, LE4 1BN**

**Offers In The Region Of**  
**£320,000**





# 4 Bedroom House - Detached located

in Leicester

\*\*\* DETACHED PROPERTY - BEAUMONT LEYS - GARAGE - FOUR BEDROOMS \*\*\*

Seths are delighted to present this four-bedroom detached property located on Beacon Close in Beaumont Leys. Benefitting from off-road parking, a garage, and a generous rear garden, the home offers excellent space for families.

The accommodation briefly comprises an entrance hall with storage and downstairs WC, a modern fitted kitchen and diner with integrated appliances, and a spacious lounge that opens into a conservatory overlooking the garden. Upstairs there are four well-proportioned bedrooms, each with storage, along with a family bathroom.

Externally, the property enjoys ample parking to the front, a garage, and a good-sized garden to the rear, providing a lovely outdoor space.

Contact Seths today to arrange a viewing - 0116 266 9977

## GROUND FLOOR

### ENTRANCE HALL

13'2" x 6'0"

Finished with vinyl flooring, the entrance hall provides access to the downstairs WC, a storage cupboard beneath the stairs, and doors leading to the kitchen/diner and lounge. Stairs rise to the first floor, with spotlighting and a radiator

### W/C

Tiled flooring and walls, fitted with a wash hand basin, toilet, standing radiator, and spotlighting.

### LOUNGE

21'5" x 11'0"

Spacious reception room finished with vinyl flooring and underfloor heating. Includes spotlighting, two radiators, and double glazed windows to the front aspect. Sliding doors open into the conservatory.

### CONSERVATORY

13'1" x 7'0"

vinyl flooring, double glazed windows to all surrounding aspects, and a UPVC double glazed door opening into the rear garden.

### KITCHEN AND DINER

14'11" x 8'4"

A modern open-plan space featuring electric underfloor heating, tiled flooring, and spotlighting. The kitchen includes a gas powered combination boiler, inbuilt fridge and freezer, stainless steel sink, integrated

dishwasher, integrated induction hob with extractor, integrated microwave, and integrated oven. There is plumbing and space for a washing machine, along with a range of base and eye-level units. A double glazed window faces the front aspect, a further window overlooks the side, and a door allows access to the outside. Accent lighting adds a stylish finish.

## FIRST FLOOR

### LANDING

### BEDROOM ONE

10'9" x 8'10"

Double bedroom with carpeted flooring, radiator, inbuilt storage cupboard, and two double glazed windows overlooking the rear aspect.

### BEDROOM TWO

10'2" x 8'9"

Carpeted flooring, radiator, and double glazed window overlooking the rear aspect. Includes inbuilt storage.

### BEDROOM THREE

10'5" x 7'3"

Carpeted flooring with inbuilt storage cupboard, radiator, and a double glazed window facing the front aspect.

### BEDROOM FOUR

7'4" x 6'7"

Carpeted flooring with inbuilt storage cupboard, radiator, and a double glazed window to the side aspect.



#### BATHROOM

Tiled flooring and walls, spotlighting, and a panelled ceiling. Features include a heated feature mirror, wash hand basin and toilet set within a vanity unit, and a vinyl bathtub with mixer function. A double glazed window faces the side aspect.

#### GARAGE

Metal and up and over door, equipped with electrics and lightings.

#### OUTSIDE

To the front, the property features a driveway providing off-road parking for one vehicle, a lawned garden, and a block-paved path leading to the entrance metal up and over door allows access into the garage. To the rear, there is a block-paved patio area opening onto a lawned garden, complete with a shed. The garden is fully enclosed by a wooden perimeter, offering a private and secure outdoor space. door allows access into the garage.

#### FREEHOLD

#### COUNCIL TAX BAND - C

#### ADDITIONAL INFORMATION

Tenure: Freehold

EPC rating: D

Council Tax Band: C (Leicester)

Council Tax Rate: £2,140.20

Mains Electricity: Yes

Mains Water: Yes

Mains Drainage: Yes

Broadband availability: Superfast Fibre Broadband

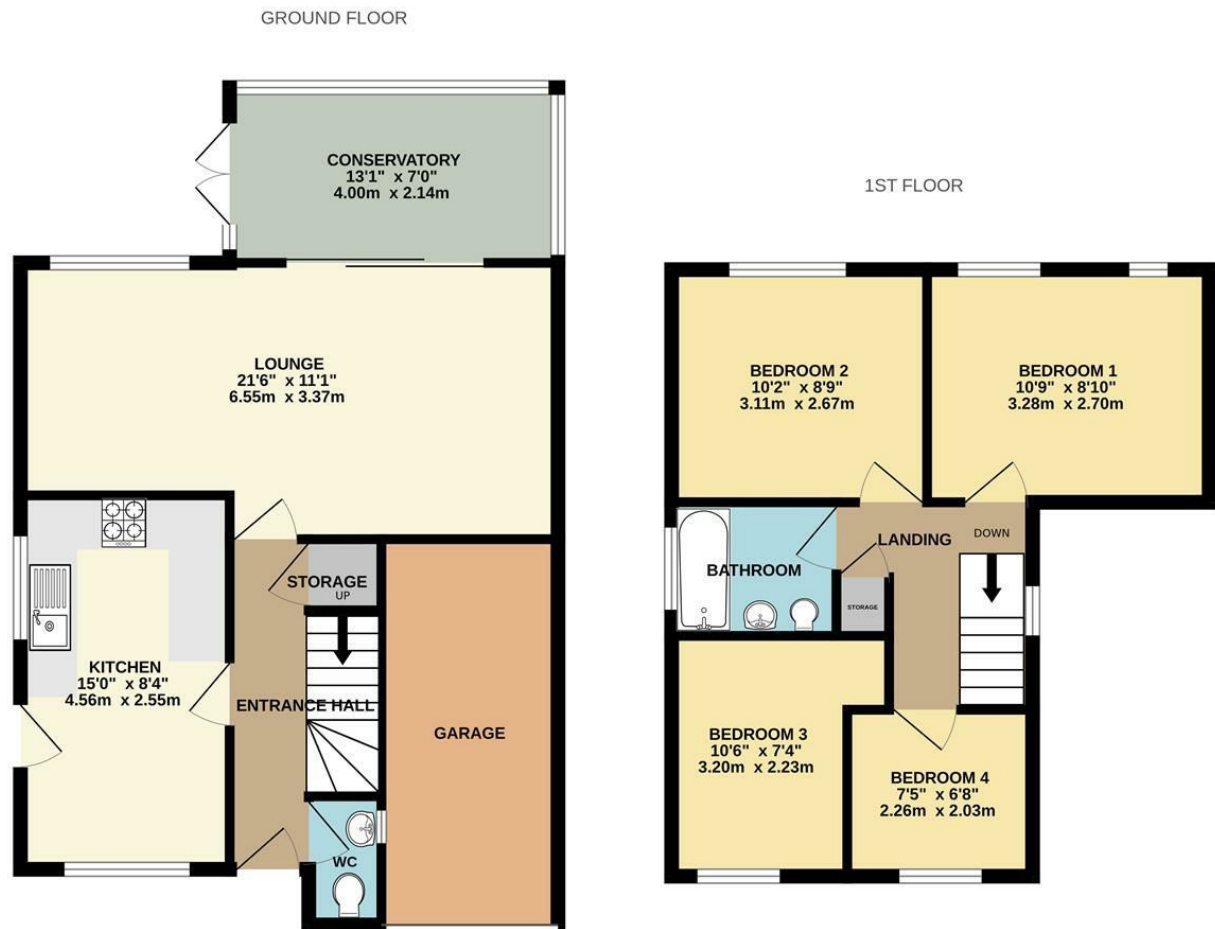










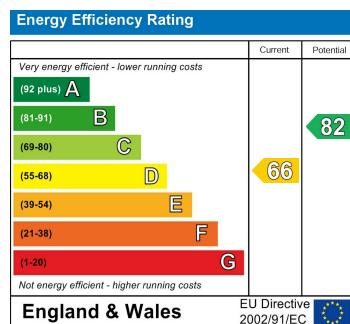


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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

**C**

Energy Performance Graph



Call us on

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