House - End Terrace

PEPPERCORN CLOSE
BEAUMONT LEYS
LEICESTER
LE4 0SH

PRICE:

£255,000

FEATURES

- Four Bedrooms
- Double Glazing
- Dining Room
- Viewing by Appointment Only
- Downstairs W/C
- End Terraced
- Lounge
- Gas Central Heating
- Beaumont Leys
- Ideal First Time Home

4 1 1

SETHS

4 Bedroom House - End Terrace located in Leicester

ENTRANCE HALL
The room features carpeted flooring, providing access to all rooms on the ground floor. There are stairs leading to the second floor, a storage area under the stairs, and access to a downstairs WC.

W/C
Vinyl flooring, a wash hand basin, and a toilet. It features a double-glazed window facing the front aspect and panelled ceilings.

LOUNGE
12'5" x 11'3"
Laminate flooring, a radiator, and a double-glazed window facing the rear aspect.

KITCHEN
9'6" x 8'10"
Tiled flooring and partially tiled walls. It includes a radiator, space for a fridge, base-level and eye-level units, and an integrated gas burner with an oven and extractor overhead. The gas-powered boiler is also located here. There is plumbing and space for a washing machine, a stainless steel sink, and a double-glazed window facing the front aspect. The kitchen provides access to the dining room

DINING ROOM
10'10" x 8'10"
The dining room features laminate flooring, a radiator, and UPVC doors leading to the garden.

LANDING
landing area features carpeted flooring and provides access to all rooms on the first floor. It includes a double-glazed window facing the side aspect and a storage cupboard.

FIRST FLOOR

BEDROOM 1
12'7" x 9'9"
Carpeted flooring, an inbuilt storage cupboard, a radiator, and a double-glazed window facing the rear aspect.

BEDROOM 2
10'6" x 10'5"
Carpeted flooring, an inbuilt storage cupboard, a radiator, and a double-glazed window facing the rear aspect.

BEDROOM 3
9'9" x 7'7"
Carpeted flooring, a radiator, and a double-glazed window facing the side/front aspect

BEDROOM 4
11'8" x 7'8"
Carpeted flooring, a radiator, and two double-glazed windows facing the side aspects

BATHROOM
vinyl flooring, fully tiled walls, and a panelled ceiling. It includes a radiator, a wash hand basin with a unit, a toilet, and a polyvinyl bathtub with a mixer shower function. There is a double-glazed window facing the front aspect.

OUTSIDE
To the rear, the garden is mainly lawned with a slabbed path providing access to various parts of the garden. The path runs around the perimeter of the property and leads to a shed and a concrete boat shed. A wooden gate provides access to the front garden, which is enclosed by a wooden fence along the perimeter.

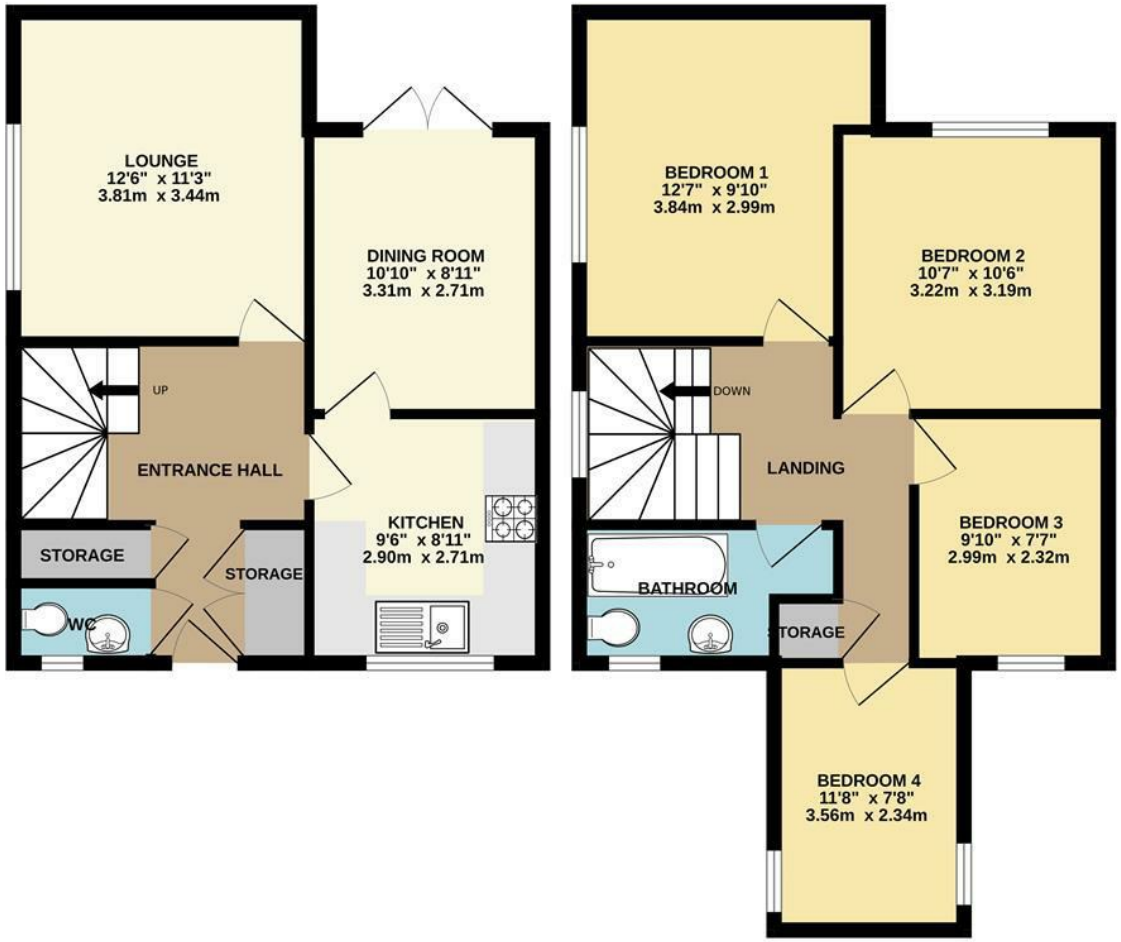
FREEHOLD

COUNCIL TAX BAND - A

ADDITIONAL INFORMATION

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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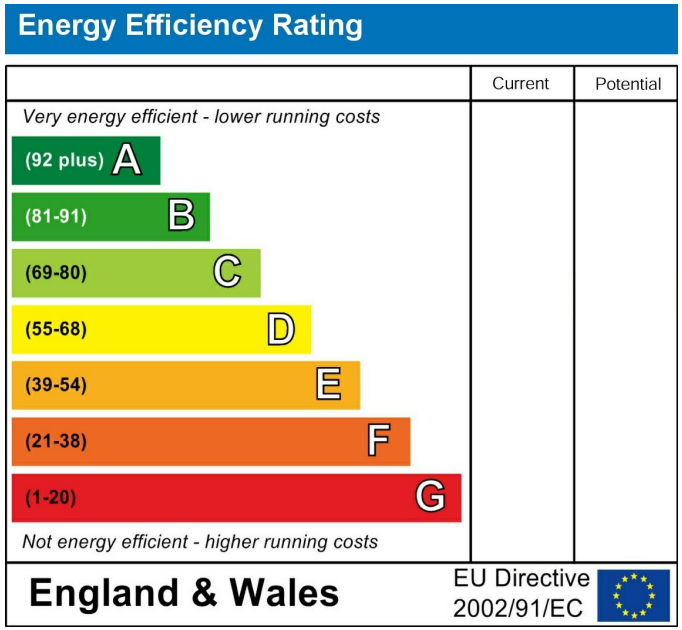

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

SETHS