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

3 1 2 C

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.

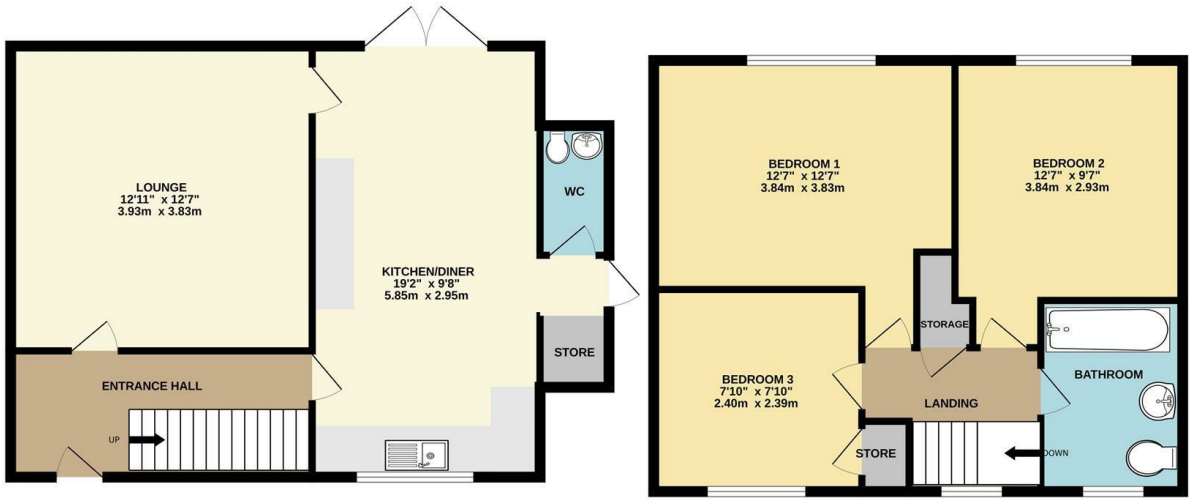
OUTSIDE
To the front aspect, the property features a gravel drive to comfortably accommodate four vehicles, secluded by wooden fencing along the perimeter and access to the garden via a wooden gate. To the rear, the garden features a paved patio area and an ascending grass garden. Wooden shed and concrete-built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

FREEHOLD

COUNCIL TAX BAND - A

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.
Made with Metropix ©2023

Call us on

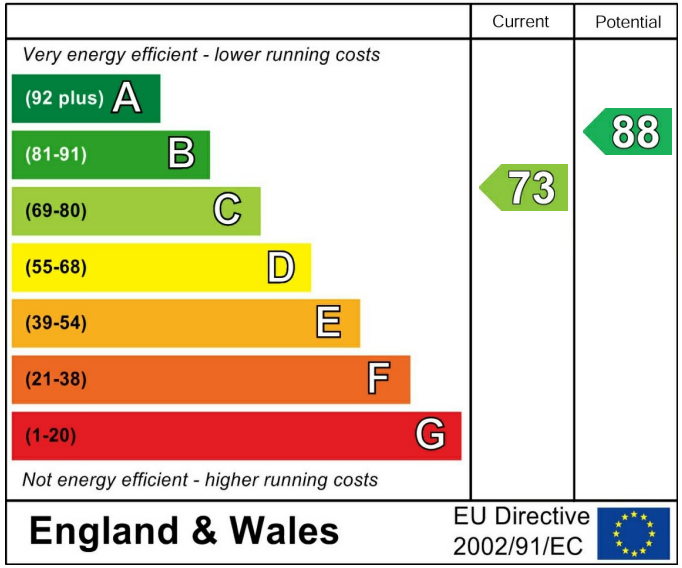
0116 266 9977

sales@seths.co.uk
www.seths.co.uk

Council Tax Band

A

Energy Efficiency Rating



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