

FREEHOLD



House - Semi-Detached (EPC Rating: )

**BROOMFIELD CRESCENT, STADIUM ESTATE,  
LEICESTER, LE4 0EN**

**Offers Over**

**£250,000**



# 2 Bedroom House - Semi-Detached located in Leicester

\*\*\* TWO BEDROOMS - SEMI DETACHED - DRIVEWAY FOR TWO VEHICLES \*\*\*

Seths are delighted to present this modern 2-bedroom semi-detached property located on Broomfields Crescent in the sought-after Stadium Estate. With parking for two vehicles and ready for its next owners, this home is ideal for families, first-time buyers, or investors.

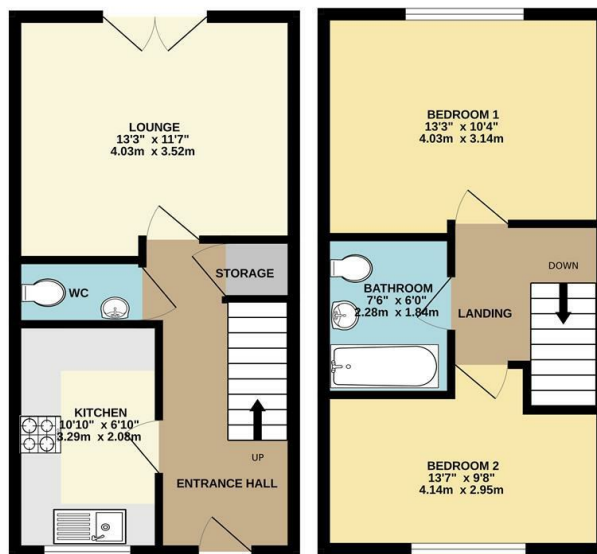
The property offers a paved front driveway and a wooden gate leading to a private rear garden. Upon entry, the entrance hall provides access to a bright lounge with UPVC patio doors opening into the garden, a modern kitchen with integrated appliances, and a convenient downstairs WC.

Upstairs, the landing leads to two well-sized bedrooms, including a spacious master bedroom and a second bedroom with built-in storage. A family bathroom with a bathtub, mixer function, and modern fittings completes the first floor.

This ready-to-move-into property is an excellent opportunity for those seeking a comfortable and modern home. Contact Seths to arrange a viewing!

GROUND FLOOR

1ST FLOOR

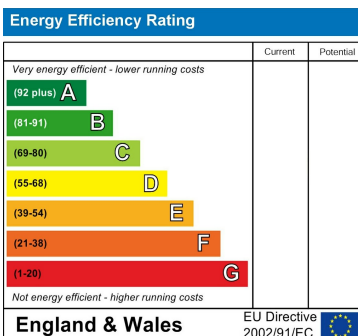


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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

**B**

Energy Performance Graph



Call us on

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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.