FREEHOLD

House - Semi-Detached (EPC Rating: B)

Beagle Close, Leicester, LE4 5EL

PRICE:

£285,000

SETHS

3 3 1 B

3 Bedroom House - Semi-Detached located in Leicester

***** OFF ABBEY LANE - SEMI DETACHED HOME - NO CHAIN - THREE BEDROOMS - EN SUITE *****

Seths Estate Agents are pleased to bring to market this well-presented refurbished three-bedroom semi-detached home on Beagle Close, off Abbey Lane, offered with no onward chain.

The property features a bright dual-aspect lounge, a spacious kitchen/dining area with French doors leading into the rear garden, and a convenient downstairs WC. Upstairs offers three well-proportioned bedrooms, including a main bedroom with ensuite, along with a modern family bathroom. Outside benefits include a private rear garden with patio and lawn, gated side access, a garage positioned to the rear, and allocated parking for one vehicle.

A fantastic opportunity for families, first-time buyers or investors looking for a ready-to-move-into home in a popular residential location.

Contact Seths Today To Arrange A Viewing.

GROUND FLOOR

ENTRANCE HALL
Accessed via a composite front door, the entrance hall features carpeted flooring, a radiator and a double-glazed window facing the side aspect. Stairs rise to the first floor and a useful storage cupboard is located beneath the staircase housing the consumer unit. The entrance hall provides access to the downstairs WC, lounge and kitchen.

DOWNSTAIRS W/C
7'10" x 3'2"
Fitted with LVT flooring and comprising a wash hand basin, WC, radiator and a double-glazed window to the side aspect.

LOUNGE
15'4" x 10'1"
A bright dual-aspect lounge featuring carpeted flooring, a radiator, a double-glazed window to the front aspect and an additional double-glazed window overlooking the rear garden.

KITCHEN AND DINER
14'0" x 15'3"
A spacious kitchen fitted with LVT flooring, a range of base and high-level units, integrated four-burner gas hob with oven and extractor over, stainless steel sink, and space/plumbing for a washing machine. Benefits include a radiator, double-glazed window to the front aspect and UPVC double doors opening out to the rear garden.

FIRST FLOOR

LANDING
Carpeted flooring with access to all first-floor rooms. A storage cupboard is situated above the stairs.

BEDROOM ONE
11'2" x 10'4"
A generous double room with carpeted flooring, radiator and a double-glazed window facing the front aspect. Provides access to the ensuite.

EN SUITE
7'3" x 3'10"
Fitted with LVT flooring, WC, wash hand basin, radiator and a double-glazed window to the rear aspect. Includes a shower cubicle with mixer function and partially tiled walls.

BEDROOM TWO
14'2" x 7'6"
Carpeted flooring, radiator and a double-glazed window facing the side aspect.

BEDROOM THREE
13'5" x 7'6"
Carpeted flooring, radiator and a double-glazed window facing the side aspect.

BATHROOM
7'10" x 6'0"
Fitted with LVT flooring and partially tiled walls. Comprising a wash hand basin, WC, radiator, polyvinyl bathtub with mixer function and a double-glazed window to the rear aspect.

OUTSIDE
The rear garden features a slabbed patio area with a pathway leading to the front via a wooden gate. The garden is secluded by a wooden perimeter fence and includes a well-maintained grass lawn.

GARAGE
The garage is positioned to the rear of the property, accessed via an up-and-over door with parking available for one car.

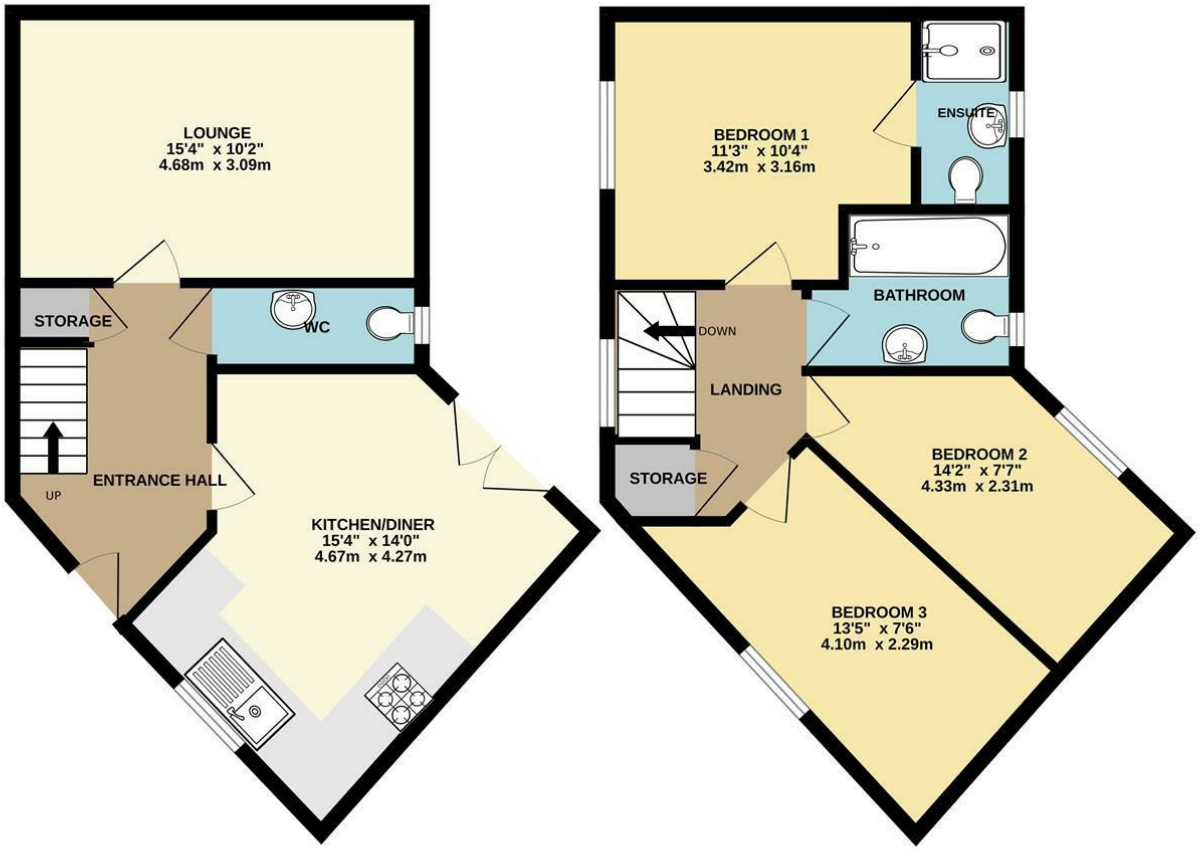
FREEHOLD

COUNCIL TAX BAND - C

ADDITIONAL INFORMATION
Tenure: Freehold
EPC rating: B
Council Tax Band: C (Leicester)
Council Tax Rate: £2,140.20
Mains Gas: Yes
Mains Electricity: Yes
Mains Water: Yes
Mains Drainage: Yes
Broadband availability: Superfast Fibre Broadband

GROUND FLOOR
435 sq.ft. (40.4 sq.m.) approx.

1ST FLOOR
434 sq.ft. (40.3 sq.m.) approx.



TOTAL FLOOR AREA : 869 sq.ft. (80.7 sq.m.) approx.

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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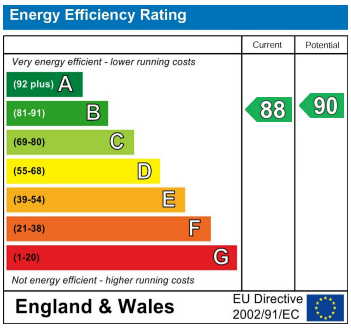
Council Tax Band

C

Energy Performance Graph



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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