

FREEHOLD



House - Townhouse

APPLETON AVENUE, BEAUMONT LEYS, LEICESTER, LE4 2GB

Offers Over

£275,000

FEATURES

- Extended End Town House
- Garage
- Two Reception Rooms
- Downstairs W/C
- Large Kitchen/Diner
- Utility Room
- Fitted Bathroom
- Garden
- Gas Central Heating
- Double Glazing



 **SETHS**

3 Bedroom House - Townhouse located in Leicester

ENTRANCE HALL

Wooden flooring, radiator, providing access to sitting room, lounge, downstairs W/C, kitchen/diner and stairs leading up to the first floor.

SITTING ROOM

17'7" x 9'1"

Wooden flooring, double glazed window facing the front aspect, radiator.

LOUNGE

16'4" x 8'5"

Wooden flooring, radiator, double glazed window facing the front aspect.

W/C

Wooden flooring, radiator, toilet, wash hand basin.

KITCHEN/DINER

21'5" x 14'2"

Wooden flooring, base and eye level units, integrated four ring gas burner with oven, extractor over, stainless steel sink, double glazed window facing the rear aspect, radiator, partially tiled walls, providing access to utility room. storage cupboard, uPVC door leading to the garden.

UTILITY ROOM

10'7" x 8'11"

Wooden flooring, base level unit, stainless steel sink, double glazed window facing the rear aspect, uPVC door providing access to the garden, gas powered combination boiler, door providing access to the garage.

GARAGE

Accessed via metal up and over door, lighting and electrics equipped,

FIRST FLOOR

LANDING

Carpeted flooring, providing access to all rooms on the first floor and loft.

BEDROOM 1

16'4" x 10'9"

Radiator, double glazed window facing the front aspect

BEDROOM 2

10'9" x 10'3"

Radiator, double glazed window facing the front aspect

BEDROOM 3

11'3" x 10'11"

Radiator, double glazed window facing the rear aspect

EN - SUITE

Laminate flooring, radiator, toilet, wash hand basin, shower cubicle, double glazed window facing the rear aspect.

BATHROOM

Tiled flooring, partially tiled walls, shower cubicle, acrylic bathtub, standing radiator, wash hand basin, toilet, double glazed window facing the rear aspect.

OUTSIDE

To the front the property welcomes you with a front garden which is block paved with a concrete drive large enough for one vehicle parking, secluded by wooden fencing along the perimeter, gas and electric metres, up and over door providing access to the garage. To the rear the the property features a paved patio area gravel garden for easy maintenance, shed, secluded by wooden fencing along the perimeter.

FREEHOLD

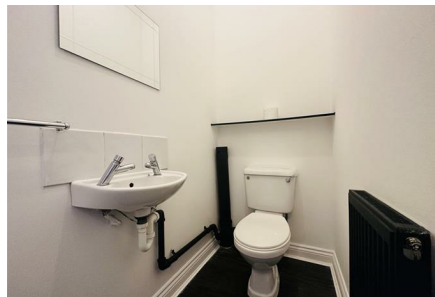
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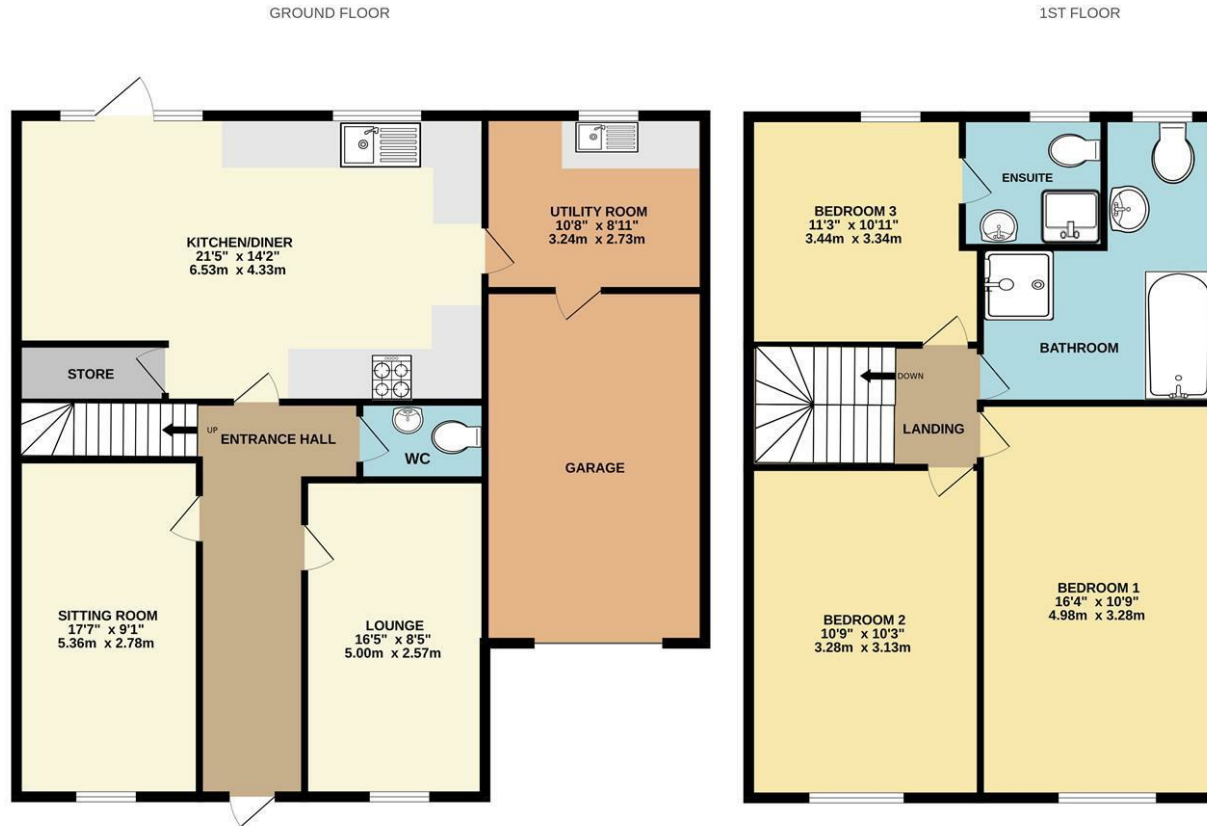
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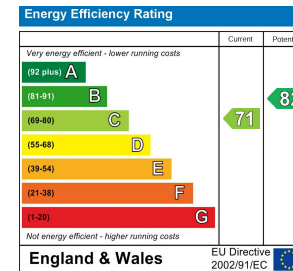
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Council Tax Band

A



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.

