

FREEHOLD



House - Townhouse (EPC Rating:)

Cotley Road, Beaumont Leys, Leicester, LE4 2LH

PRICE:

£235,000

 SETHS

 3  1  1 

3 Bedroom House - Townhouse located in Leicester

***** THREE BEDROOMS - MID TERRACED - OFF ROAD PARKING *****

Seths are pleased to market this three-bedroom terraced home located on Cotley Road. The property benefits from off-road parking, a spacious rear garden, and offers excellent potential to extend (STPP), making it a perfect family home or investment opportunity.

On the ground floor, the property comprises an entrance porch leading into a welcoming hallway, a generous lounge with sliding doors opening onto the garden, and a fitted kitchen with a range of units and integrated appliances. The first floor offers three well-proportioned bedrooms, all with storage, and a family bathroom with a three-piece suite.

Externally, the property boasts a sizeable rear garden with both lawn and paved areas, a concrete-built shed, and access to a shared passageway leading to the front. Off-road parking is available to the front of the home.

Contact Seths to arrange a viewing - 0116 266 9977.

GROUND FLOOR

PORCH

Finished with vinyl flooring, accessed via a UPVC door. The porch includes a double-glazed window to the front aspect and another to the side, with internal access leading into the entrance hall.

ENTRANCE HALL

9'6" x 6'5"

Laid with lino flooring, providing access to the first floor via stairs, radiator, and entry into both the lounge and kitchen.

KITCHEN

10'8" x 8'2"

Tiled flooring and tiled walls with a range of base and eye-level units. Features include an integrated electric hob, integrated oven, stainless steel sink, space and plumbing for a washing machine, space for a fridge, and radiator. Access is provided into the rear lobby.

LOUNGE

20'7" x 11'6"

With laminate flooring, double-glazed window to the front aspect, two radiators, and sliding double-glazed doors opening directly into the garden.

FIRST FLOOR

LANDING

Finished with solid wooden flooring, granting access to all rooms on the first floor. Hatch to loft storage.

BEDROOM ONE

14'3" x 9'5"

Solid wooden flooring, storage cupboard, radiator, additional storage cupboards, and a double-glazed window to the right aspect. Cupboard accommodates a gas-powered combination boiler

BEDROOM TWO

10'10" x 8'1"

Solid wooden flooring, inbuilt storage cupboard, radiator, and a double-glazed window to the front aspect.

BEDROOM THREE

8'9" x 7'10"

Carpeted flooring with storage cupboard located over the stairs, radiator, and a double-glazed window to the front aspect.

BATHROOM

Tiled flooring with tiled walls and panelled ceiling, comprising toilet, wash hand basin, radiator, and polyvinyl bathtub with electric shower over. Double-glazed window to the rear aspect.

OUTSIDE

The property features an ample-sized rear garden laid with paved patio and grass lawn, enclosed by a wooden border for privacy. The garden also includes an outside concrete-built shed with additional storage. A shared passageway provides rear access, which also connects to the gas meter.

FREEHOLD

COUNCIL TAX BAND - A

ADDITIONAL INFORMATION

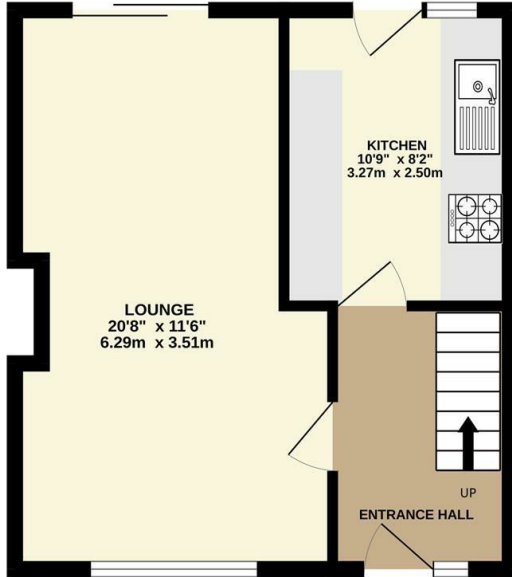


Tenure: Freehold
EPC rating: TBC
Council Tax Band: A (Leicester)
Council Tax Rate: £1,605.15
Mains Gas: Yes
Mains Electricity: Yes
Mains Water: Yes
Mains Drainage: Yes
Broadband availability: Superfast Fibre Broadband

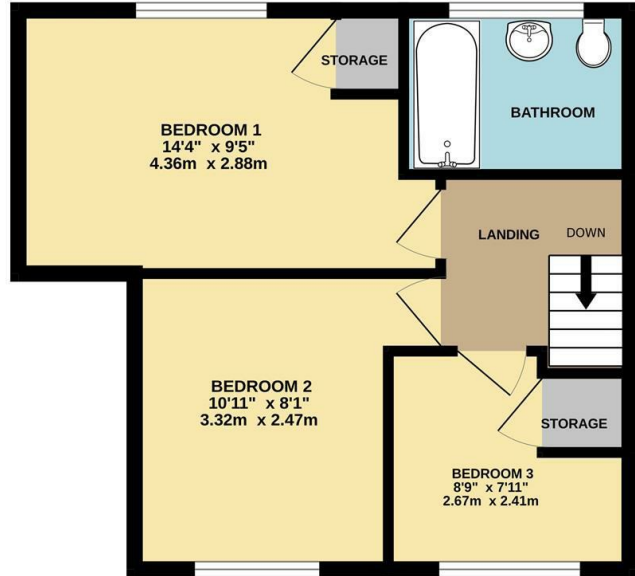




GROUND FLOOR



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

A

Energy Performance Graph

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

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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.

