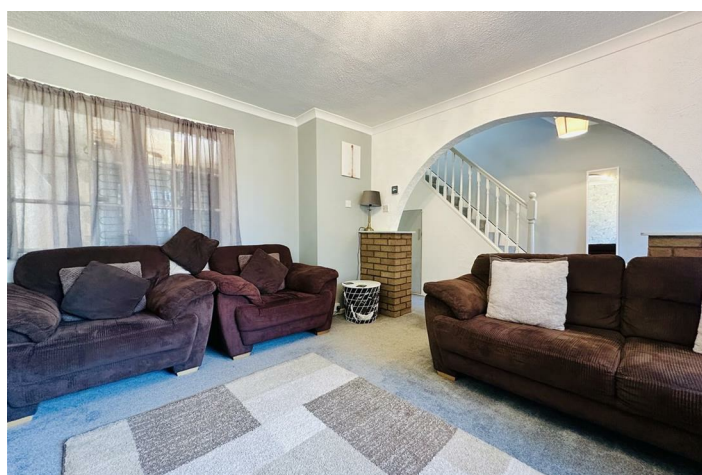


FREEHOLD



House - Semi-Detached (EPC Rating:)

Beaumont Walk, Beaumont Leys, Leicester, LE4 0PQ

PRICE:

£260,000



3 Bedroom House - Semi-Detached located in Leicester

***** FAMILY HOME - END TERRACED - THREE BEDROOMS - DRIVEWAY - GARAGE *****

Seths are pleased to present this well-presented 3-bedroom end-terraced home situated on Beaumont Walk in Beaumont Leys.

The property has been recently updated and offers generous living space across two floors. On the ground floor, there's a spacious lounge leading into a kitchen diner and a bright conservatory overlooking the rear garden. Upstairs comprises three well-sized bedrooms and a modern family bathroom.

Outside, the home benefits from a good-sized front lawn, a paved rear garden with a grass area, and gated rear access leading to a garage and off-road parking for one vehicle.

A great opportunity for families or first-time buyers — contact Seths to arrange your viewing.

GROUND FLOOR

PORCH

LOUNGE

16'8" x 13'5"

Accessed via a UPVC door, the entrance porch leads into a spacious lounge finished with carpeted flooring. The room benefits from double glazed windows to the front aspect, two radiators, under-stair storage cupboard, and stairs leading to the first floor. Internal double doors allow access into the kitchen/diner.

KITCHEN/DINER

16'8" x 9'6"

Accessed from the entrance hall or via double doors from the lounge, the kitchen/diner is finished with tiled flooring and partially tiled walls. Fitted with base and eye-level units, a newly installed boiler, and an integrated four-ring gas burner with oven and extractor. Includes sink, plumbing for a washing machine and dishwasher, space for a dryer, and space to accommodate a double fridge. The dining area has a radiator and sliding double glazed doors providing access into the conservatory.

CONSERVATORY

9'8" x 9'4"

Featuring tiled flooring, double glazed windows across all aspects, and a UPVC door allowing access into the garden. Includes a sunshade, spotlighting, electric heater, and power sockets.

FIRST FLOOR

LANDING

Finished with carpeted flooring, providing access to all bedrooms and the family bathroom.

BEDROOM ONE

12'9" x 9'8"

Double bedroom with carpeted flooring, radiator, and a double glazed window facing the front aspect.

BEDROOM TWO

10'1" x 9'6"

Double bedroom featuring carpeted flooring, radiator, and a double glazed window to the rear aspect.

BEDROOM THREE

7'5" x 8'2"

With carpeted flooring, radiator, inbuilt storage cupboard, and double glazed window to the front aspect.

BATHROOM

7'4" x 5'1"

Comprising partially tiled walls, tiled flooring, standing radiator, wash hand basin with integrated unit, toilet, and polyvinyl bathtub with electric shower function. A double glazed window faces the rear aspect.

OUTSIDE

To the front, the property benefits from an ample-sized lawn and a concrete path leading to the porch. A wooden gate allows side access to the rear garden. The rear garden is part paved and part lawn, secluded by wooden fencing along the boundary. The garden



includes a laundry area, a wooden shed, and a gate to the rear, leading to Tyes End where the garage is situated. There is off-road parking for one vehicle.

FREEHOLD

ADDITIONAL INFORMATION

Tenure: Freehold

EPC rating: TBC

Council Tax Band: B (Leicester)

Council Tax Rate: £1,872.67

Mains Gas: Yes

Mains Electricity: Yes

Mains Water: Yes

Mains Drainage: Yes

Broadband availability: Superfast Fibre Broadband

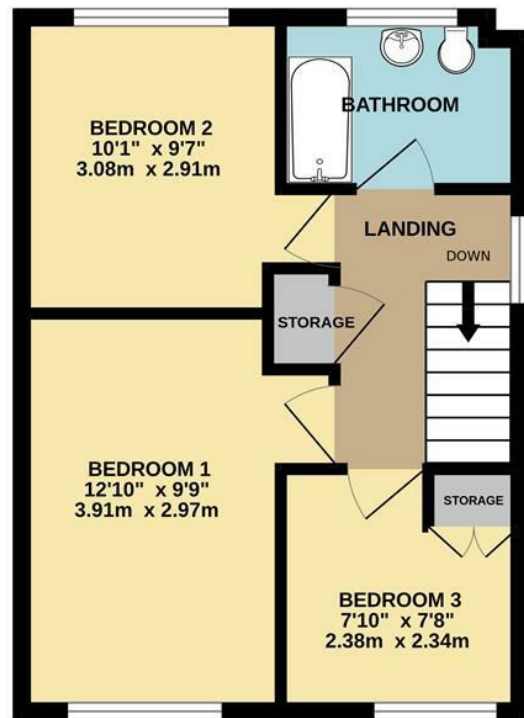




GROUND FLOOR



1ST FLOOR

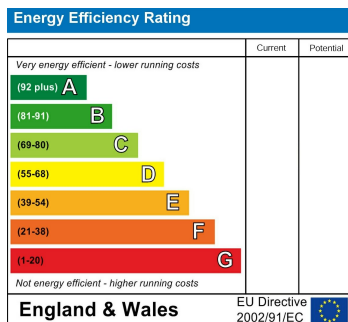


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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

B

Energy Performance Graph



Call us on

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www.seths.co.uk

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.