

FREEHOLD



Bungalow - Semi Detached (EPC Rating: C)

**THE POPPINS, BEAUMONT LEYS, LEICESTER,  
LE4 1DL**

**PRICE:**

**£255,000**

**SETHS**



# 2 Bedroom Bungalow - Semi Detached located in Leicester

Seths Estate Agents are excited to present this two-bedroom semi-detached bungalow in Beaumont Leys. Recently modernized to a high standard, it is ready to move into and would make an ideal home.

Inside, the kitchen lounge features laminate flooring, modern fitted base, and eye-level units. It includes an integrated four-point gas burner, oven, extractor hood, fridge, freezer, and a double-glazed window. The lounge area provides access to the back garden via double PVC doors.

The main bedroom is carpeted with a radiator and double-glazed window facing the front. The second bedroom is equally well-proportioned.

The bathroom includes laminate flooring, a push-flush toilet, a sink with a mixer tap, a standing shower cubicle, a standing radiator, spotlighting, an extractor fan, and partially tiled walls.

On the outside, the property is surrounded by white gravel in the front, with a driveway. A wooden gate provides access to the rear garden, which features block-paved patio areas, concrete flooring, and a grass lawn.

Viewing is highly recommended. For further details or to book a viewing, please contact Seths Estate Agents at 0116 266 9977.

## LOUNGE/KITCHEN

28'6" x 7'6"

The property opens into a kitchen lounge area with laminate flooring. On the right, there are modern base and eye-level units, a sink beneath a double-glazed window facing the side aspect, and an integrated four-point gas burner, oven, extractor hood, and built-in fridge and freezer. A standing radiator keeps the space warm, and double PVC doors provide access to the rear garden.

fencing, concrete flooring, and a grass lawn. The electric meter is on the side of the property, and there's a double electric socket in the garden.

FREEHOLD

COUNCIL TAX BAND - B

ADDITIONAL INFORMATION

## BEDROOM 1

11'4" x 7'7"

This bedroom features carpeted flooring, a radiator, and a double-glazed window facing the front of the property.

## BEDROOM 2

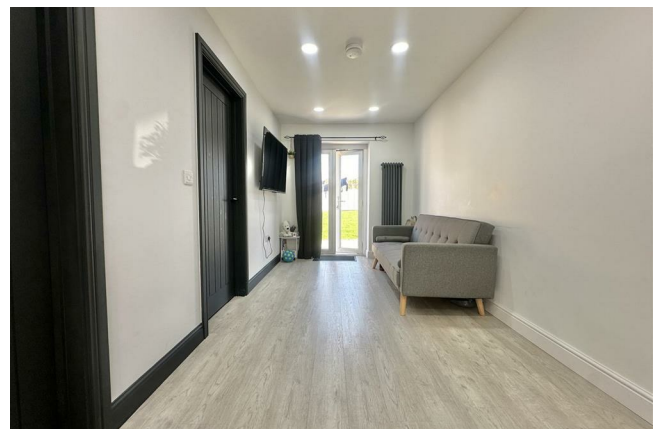
## BATHROOM

The bathroom is equipped with laminate flooring, a push-flush toilet, a sink with a mixer tap, a standing shower cubicle, a standing radiator, and partially tiled walls. It also has spotlighting and an extractor fan.

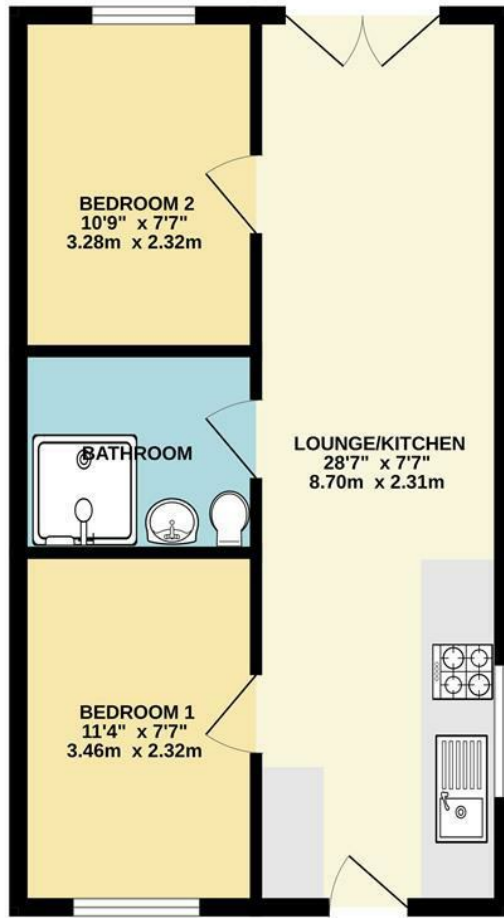
## OUTSIDE

The front of the property is finished with white gravel and wooden fencing, with a driveway spacious enough for 2 cars and, a grass lawn. A wooden gate provides access to the rear garden, and the gas meter is located on the side of the property.

The rear garden features a block-paved patio, wooden



GROUND FLOOR

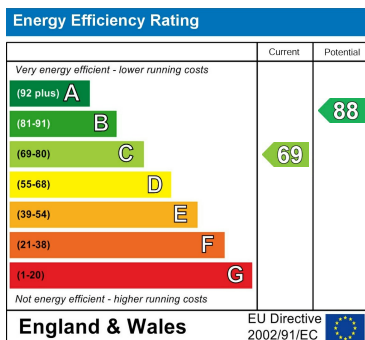


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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



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