



Beaconsfield Road, Leicester, LE3 0FE

Part of
**ANDREW
GRANGER & CO**

**SHELDON
BOSLEY
KNIGHT** LAND AND
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Property Description

Beautifully presented and full of character, this charming two bedroom bay fronted terrace blends period detail with modern comfort in a way that feels warm, welcoming and wonderfully easy to live in. Tucked just off Narborough Road and within easy reach of Leicester City Centre, it offers the ideal setting for first time buyers who want the buzz of city life close by, along with the convenience of shops, cafes and transport links on the doorstep.

Inside, the home opens with a bright and inviting hallway that leads to a lovely bay fronted lounge. Original features, stripped wooden floors and a characterful fireplace give the space real personality, while an open arch into the dining room creates a sociable flow that works beautifully for relaxed evenings or hosting friends. French doors connect the dining area to the garden, bringing in plenty of natural light.

The kitchen feels practical and homely, with fitted units, good workspace and access to a separate utility room that keeps daily chores neatly out of sight.

Upstairs, there are two generous double bedrooms, each with its own cast iron fireplace and a calm, comfortable feel. The bathroom is surprisingly spacious, finished with contemporary touches and offering both a bathtub and shower, ideal for busy mornings or winding down at the end of the day.

Outside, the private rear garden is designed for low maintenance, with artificial lawn, a patio for outdoor seating and a useful brick built store. The paved front garden adds kerb appeal, and residents can take advantage of permit parking on the street.

This is a home that feels cared for, full of charm and ready for someone to make their own. Whether you are stepping onto the property ladder or looking for a solid investment in a thriving area, it offers comfort, character and everyday convenience in equal measure.

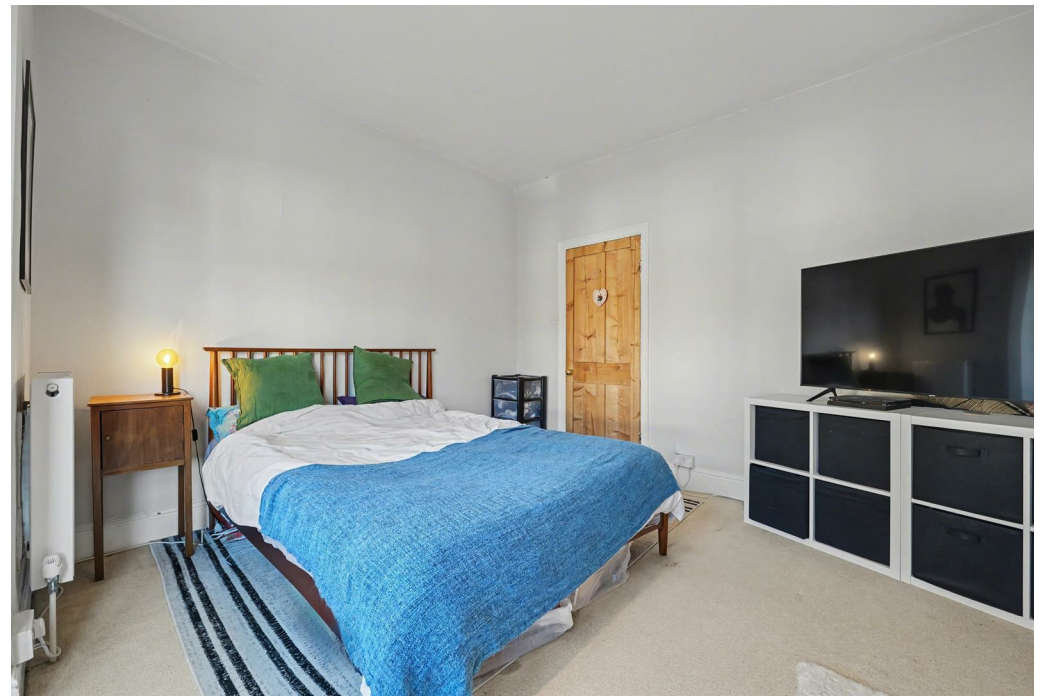




Key Features

- Well presented two bedroom bay fronted terrace
- Bright lounge and dining room with original features
- Modern kitchen plus separate utility room
- Two good sized double bedrooms
- Spacious contemporary bathroom
- Low maintenance rear garden with patio and store
- Attractive paved frontage
- Convenient location close to shops, cafes and transport links

£210,000





EPC Rating - D

Tenure - Freehold

Council Tax Band - A

Local Authority
Leicester

All fixtures and fittings mentioned in these particulars are included in the sale, all others in the property are specifically excluded. Photographs are reproduced for general information and it must not be inferred that any item is included for the sale with the property. These particulars are thought to be materially correct. Their accuracy is not guaranteed and they do not form part of any contract.

We routinely refer clients to both our recommended Legal Firm and a panel of Financial Services Providers. It is your decision whether you choose to deal with these companies. In making that decision, you should know that we receive a referral fee.

Approximate Gross Internal Area
88.2 sq. m. (949 sq. ft.)
Total 88.2 sq. m. (949 sq. ft.)



Ground Floor
Floor area 46.7 sq.m. (503 sq.ft.) approx

First Floor
Floor area 41.5 sq.m. (447 sq.ft.) approx

Not to scale for layout reference only. All Measurements are Approximate Produced by As Built Energy Surveys for Andrew Granger & Co orders@asbuiltenergysurveys.co.uk

To view this property please contact our Oadby (Sales) office on 0162 429922

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