

# 5 EGERTON AVENUE

BEAUMONT LEYS, LEICESTER



JAMES  
SELLICKS

SALES LETTINGS SURVEYS MORTGAGES

## 5 Egerton Avenue

Beaumont Leys  
Leicester  
LE4 0DP

A traditional bay fronted, semi-detached family home in need of general upgrading and refurbishment, positioned on a quiet road.

Porch | entrance hall | dining room | sitting room | kitchen | rear lobby | cloakroom | store | three bedrooms | bathroom | driveway | garage | lawned rear gardens | EPC-E

### LOCATION

Beaumont Leys is located north of Leicester and enjoys a good range of local amenities catering for most day to day needs including shopping and schooling. The location offers convenient access to the city centre with its professional quarters and mainline railway station. The property is also close to the A46 bypass, which gives excellent road links to the M1 and M69 motorway networks.

### ACCOMMODATION

The property is entered via a glazed uPVC door with windows to sides into the porch with black and white tiled flooring and an original stained and leaded Victorian inner door with windows to sides and above leading into the entrance hall which has black and white tiled flooring and houses the meter cupboards, understairs storage cupboard and stairs to the first floor. The dining room has a uPVC double glazed bay window to the front elevation. The sitting room has a gas fire with tiled back and a uPVC double glazed bay window and door to the rear elevation.

There is a basic kitchen with eye and base level units, stainless steel sink, Zanussi oven and four-ring gas hob over, plumbing for automatic washing machine and a window to the side elevation. A rear lobby with two uPVC double glazed doors to the side elevation gives access to a cloakroom with a low flush WC and having a window to the side, and a boiler cupboard housing a British Gas wall mounted boiler.

To the first floor a landing with a window to the side elevation gives access to the master bedroom which has built-in wardrobes and a uPVC double glazed window to the rear elevation. Bedroom two has built-in wardrobes with cupboards over and a uPVC double glazed window to the front elevation. Bedroom three has a uPVC double glazed window to the front elevation. The accommodation is completed by a bathroom with a white three piece suite comprising low flush WC, pedestal wash hand basin and a panelled bath with shower over, airing cupboard, heated towel rail and a uPVC double glazed window to the rear elevation.

### OUTSIDE

To the front of the property is a small garden and paved driveway leading to a garage with a covered side area to the rear. To the rear of the property are lawned gardens with planted borders.

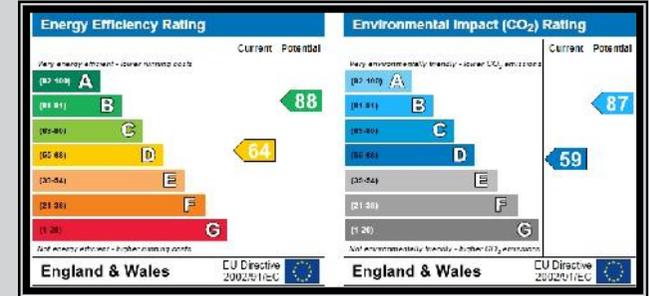
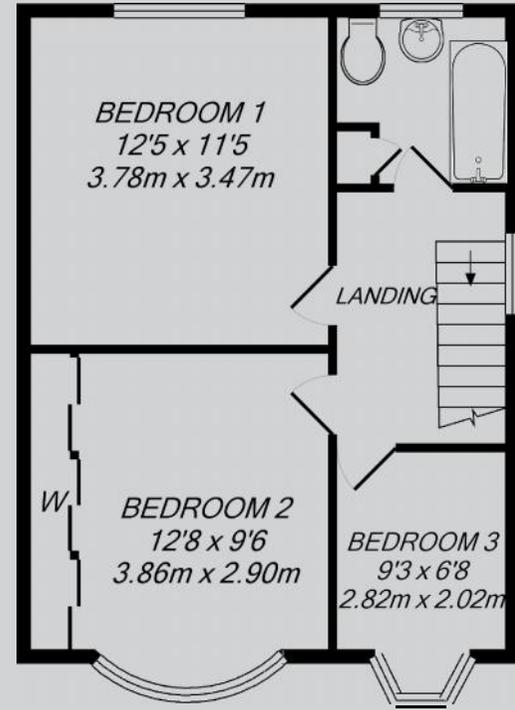
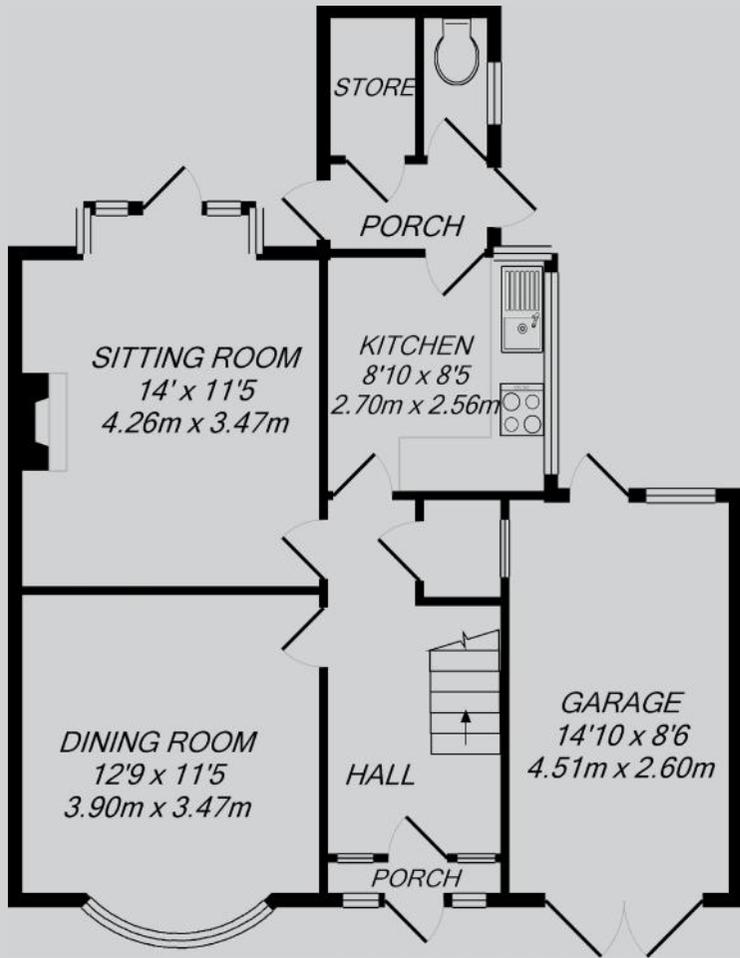
### DIRECTIONAL NOTE

Proceed out of Leicester via St Margaret's Way eventually taking a left hand turn just past the Lexus Garage into Byford Road. Take the first right hand turn into Egerton Avenue where the property can be located on the left hand side, clearly indicated by the Agent's "For Sale" sign.





**5 Egerton Avenue, Leicester LE4 0DP**  
**Total Approximate Gross Internal Floor Area = 871 SQ FT / 81 SQ M**  
 Measurements are approximate.  
 Not to scale.  
 For illustrative purposes only.



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**Measurements and Other Information**

All measurements are approximate. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.