



Beech Drive, Leicester

- Detached two-bedroom house
- Bright, welcoming lounge
- Generous principal bedroom
- Private enclosed rear garden
- Close to shops and schools
- Open-plan kitchen-diner
- Ground floor WC included
- Contemporary family bathroom
- Off-road parking available
- Ideal First time buyer or Investors

Offers Over £220,000

Tenure: Freehold

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HERE TO GET *you* THERE

Beech Drive, Leicester

DESCRIPTION

Detached Two Bedroom Home – Open Plan Kitchen-Diner – Off-Road Parking – Ideal First-Time Buy or Investment – Currently Tenanted

An excellent opportunity to purchase this beautifully presented detached two-bedroom home, offering modern, low-maintenance living in a convenient location. Currently tenanted, it represents an ideal investment opportunity with immediate rental income, while also appealing to first-time buyers planning to step onto the property ladder.

The welcoming lounge provides a bright and comfortable space to relax, with plenty of natural light and an open flow into the spacious kitchen-diner. Designed with modern living in mind, the fitted kitchen offers integrated cooking appliances, generous worktop space, ample storage and room for family dining, making it the true heart of the home. A convenient ground floor WC completes the downstairs accommodation.

Upstairs, the generous principal bedroom offers a peaceful retreat, while the second bedroom provides flexible space for guests, a nursery or a home office. The contemporary family bathroom is finished with a modern white suite and shower over the bath.

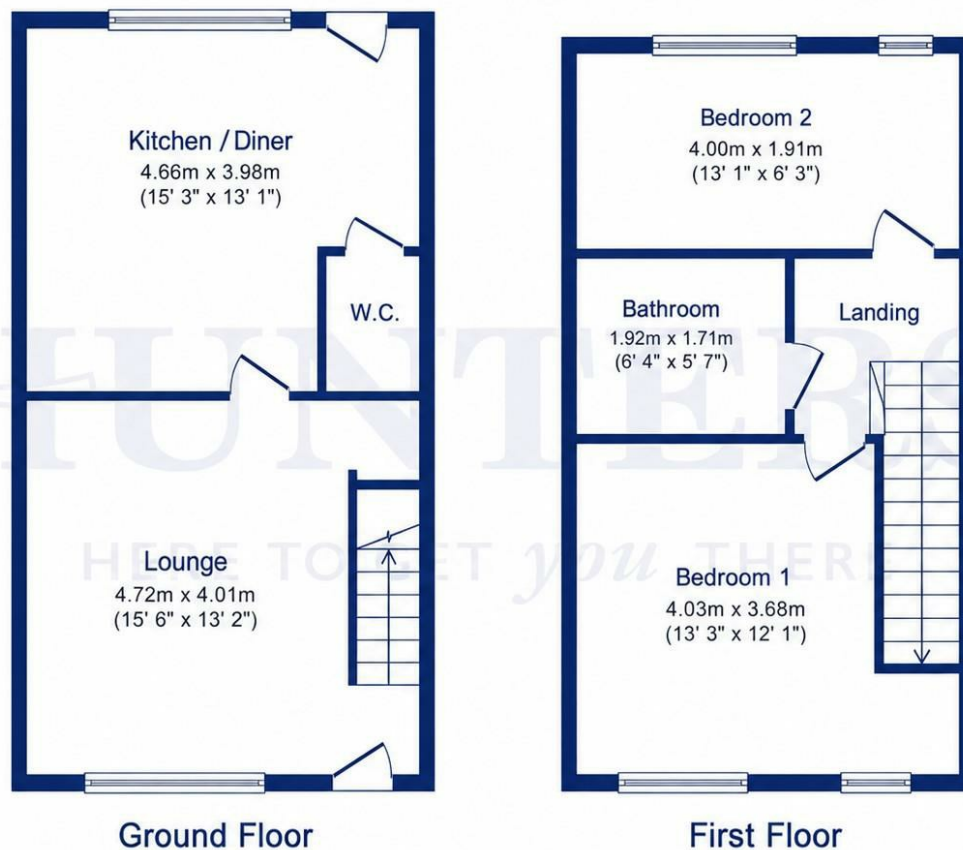
Outside, the enclosed rear garden enjoys a private lawned area, creating the perfect space to relax, entertain or enjoy warmer days. To the front, off-road parking adds everyday convenience.

Further benefits include gas central heating, double glazing and a well-maintained modern finish throughout.

Ideally positioned close to local shops, schools, supermarkets and everyday amenities, the property also enjoys excellent road and public transport links to Leicester city centre, Fosse Park Retail Outlet and the surrounding motorway network, making it ideal for commuters.

Whether you're looking for your first home or a smart addition to your property portfolio, this superb detached home offers outstanding value and lifestyle appeal. Contact Hunters Wigston today to arrange your viewing and discover everything this fantastic home has to offer.





This floor plan is for illustrative purposes only.
All measurements are approximate and not to scale.

Viewing

Please contact our Hunters Wigston Office on 0116 366 0660 if you wish to arrange a viewing appointment for this property or require further information.

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ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating	Current	Potential	Environmental Impact (CO ₂) Rating	Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered