



Bracken Close, Leicester LE5 4JY

welcome to

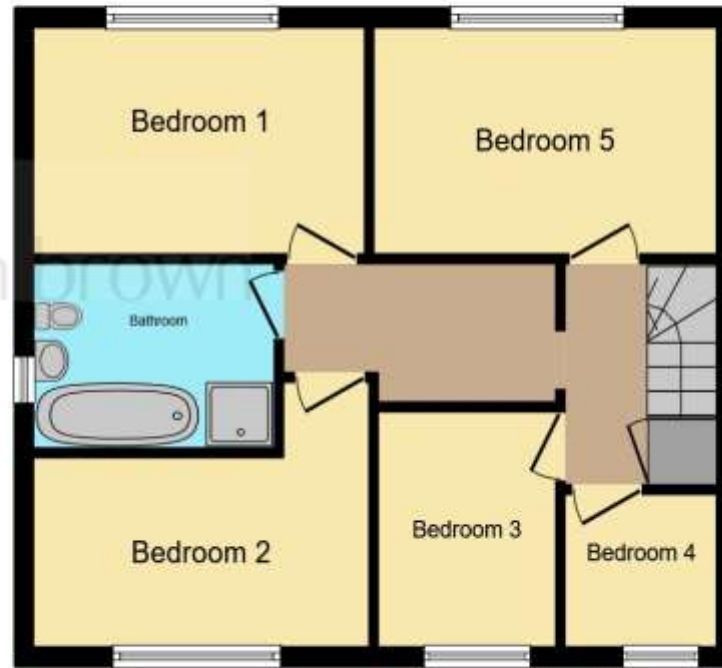
Bracken Close, Leicester

Six bedroom semi detached comprising of entrance hall, downstairs WC, two reception rooms, kitchen/diner and bedroom with en-suite downstairs with five bedrooms and a family bathroom upstairs. The property further benefits from easy to maintain front and rear gardens and off road parking. Must View.





Ground Floor



First Floor

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

Entrance Hall

Lounge One

20' 3" x 12' 2" (6.17m x 3.71m)

Lounge Two

15' 11" x 10' 6" (4.85m x 3.20m)

Kitchen / Diner

18' 11" x 13' 10" (5.77m x 4.22m)

Bedroom Six

16' 7" x 12' (5.05m x 3.66m)

En-Suite Wet Room

W C

First Floor Landing

Bedroom One

12' 1" x 9' 3" (3.68m x 2.82m)

Bedroom Two

12' 3" x 9' (3.73m x 2.74m)

Bedroom Three

10' x 6' 5" (3.05m x 1.96m)

Bedroom Four

6' 11" x 7' 1" (2.11m x 2.16m)

Bedroom Five

12' 2" x 9' 1" (3.71m x 2.77m)

Family Bathroom

Converted Garage

Front & Rear Of Property

welcome to

Bracken Close, Leicester

- Semi Detached
- Six Bedrooms
- Two Reception Rooms
- Bathroom & En-Suite
- Off Road Parking

Tenure: Freehold EPC Rating: C

offers over

£400,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/LHS115805



Property Ref:
LHS115805 - 0014

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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