



Goddards Close, Leicester LE4 0QE

welcome to

Goddards Close, Leicester

William H Brown are delighted to present for sale this extended three bedroom, detached family home. The property occupies a larger plot and benefits from an extensive driveway, landscaped rear garden, spacious living accommodation, additional internal and external storage





Ground Floor



First Floor

Entrance Hall

W C

Lounge

12' 6" x 20' 9" (3.81m x 6.32m)

Kitchen / Diner

22' 9" x 7' 9" (6.93m x 2.36m)

Utility Room

7' 10" x 6' 9" (2.39m x 2.06m)

First Floor Landing

Bedroom One

8' 10" x 19' 10" (2.69m x 6.05m)

Bedroom Two

9' x 11' 10" min (2.74m x 3.61m min)

Bedroom Three

9' 4" x 14' 3" (2.84m x 4.34m)

Bathroom

Front & Rear Of Property

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.

welcome to

Goddards Close, Leicester

- Extended Detached Family Home
- Three Double Bedrooms
- Nicely Presented With Quality Fixtures & Features
- Larger Than Average Plot
- Extensive Driveway & Landscaped Rear Garden

Tenure: Freehold EPC Rating: D

offers in excess of

£325,000



view this property online williamhbrown.co.uk/Property/LHS117886

Please note the marker reflects the
postcode not the actual property



Property Ref:
LHS117886 - 0010

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.



william h brown



0116 251 4131



Leicester@williamhbrown.co.uk



16-18 Halford Street, LEICESTER, Leicestershire,
LE1 1JB



williamhbrown.co.uk