



**Lady Hay Road, Leicester LE3 9QW**

**welcome to**

**Lady Hay Road, Leicester**

A five bedroom modernised detached offering three reception rooms, kitchen, utility room, cloakroom & conservatory on the ground floor. To the first floor are four bedrooms, one with en-suite & a bathroom. A further bedroom & bathroom are on the second floor. The property also has a double garage

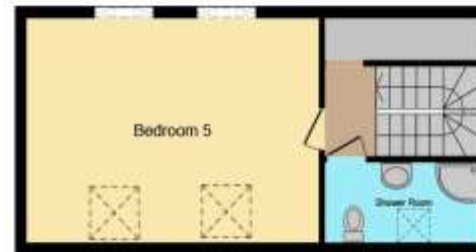




**Ground Floor**



**First Floor**



**Second Floor**

- Entrance Hall**
- Cloakroom**
- Lounge**  
16' 11" x 12' 2" ( 5.16m x 3.71m )
- Dining Room**  
12' 11" x 8' 7" ( 3.94m x 2.62m )
- Reception Room Three**  
10' 1" x 8' 1" ( 3.07m x 2.46m )
- Kitchen**  
10' 11" x 12' 6" extending to 15' 6" ( 3.33m x 3.81m extending to 4.72m )
- Utility Room**  
6' 10" x 6' 4" ( 2.08m x 1.93m )
- Conservatory**  
17' 2" x 11' 9" ( 5.23m x 3.58m )
- First Floor Landing**
- Bedroom One**  
17' 3" x 12' 3" ( 5.26m x 3.73m )
- En-Suite**
- Bedroom Two**  
10' 8" x 11' 6" ( 3.25m x 3.51m )
- Bedroom Three**  
13' 11" x 8' 4" ( 4.24m x 2.54m )
- Bedroom Four**  
10' 10" x 8' 4" ( 3.30m x 2.54m )
- Bathroom**
- Second Floor Landing**
- Bedroom Five**  
20' 7" x 12' 11" ( 6.27m x 3.94m )
- Bathroom**
- Double Garage**
- 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

## Lady Hay Road, Leicester

- Detached
- Five Bedrooms
- Three Reception Rooms
- Three Bathrooms
- Double Garage

Tenure: Freehold EPC Rating: C

**£650,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
LHS117112 - 0007

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