



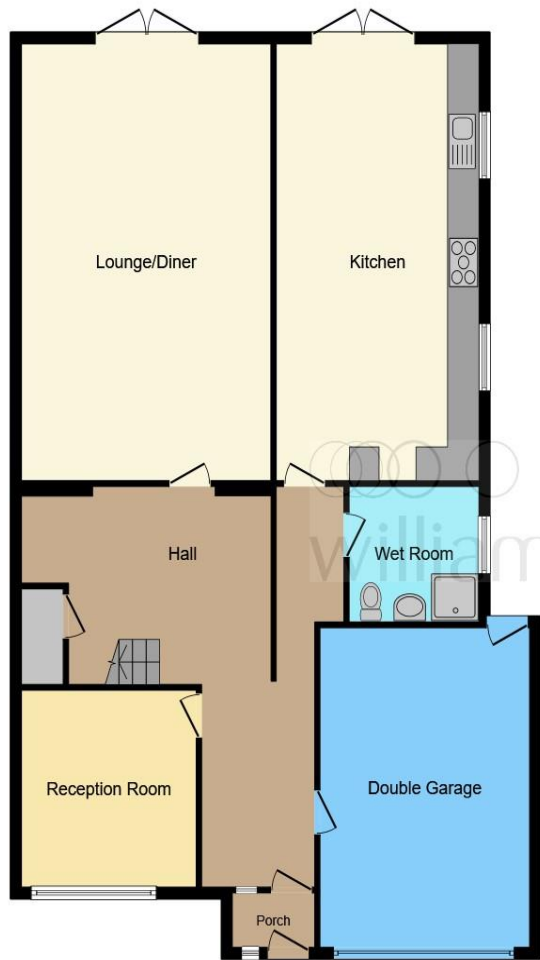
Sextant Road, Leicester LE5 2JB

welcome to

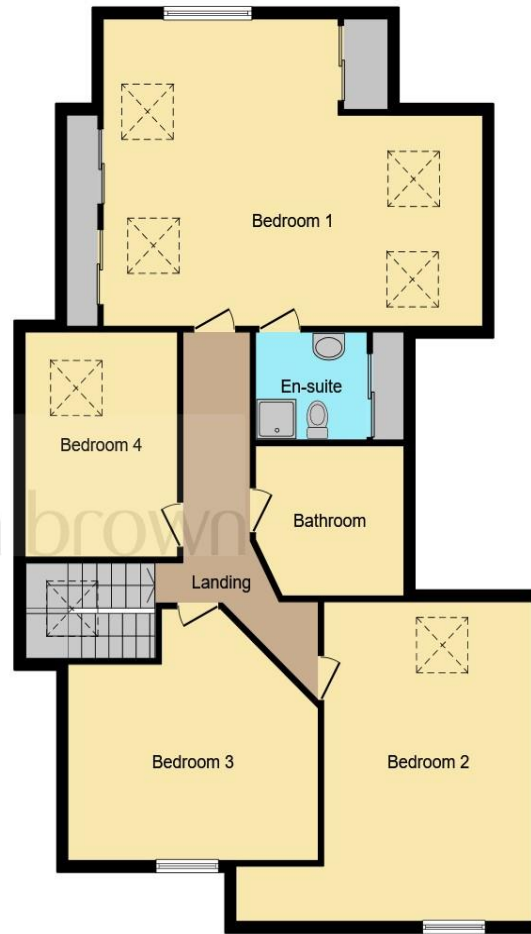
Sextant Road, Leicester

A four bedroom detached property located in a popular area offering entrance hall, lounge, kitchen/diner, wet room & four bedrooms. The property benefits from having a garage. To the front of the property is off road parking. To the rear of the property is an easy to maintain garden.





Ground Floor



First Floor

Entrance Porch

Entrance Hall

Wet Room

Lounge

25' 4" x 15' 6" (7.72m x 4.72m)

Reception Room

11' 4" x 10' 3" (3.45m x 3.12m)

Kitchen / Diner

25' 5" x 12' 8" (7.75m x 3.86m)

First Floor Landing

Bedroom One

23' 6" x 17' 10" (7.16m x 5.44m)

En-Suite

Bedroom Two

13' x 9' 5" (3.96m x 2.87m)

Bedroom Three

14' x 12' 2" (4.27m x 3.71m)

Bedroom Four

18' 6" x 12' 9" (5.64m x 3.89m)

Bathroom

Garage

Front & Rear Of Property

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

welcome to

Sextant Road, Leicester

- Detached
- Four Bedrooms
- Two Reception Rooms
- Rear Garden
- Double Garage & Off Road Parking

Tenure: Freehold EPC Rating: C

offers over

£560,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/LHS118214



Property Ref:
LHS118214 - 0007

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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