



**Shetland Road, Leicester LE4 6RR**

**welcome to**

**Shetland Road, Leicester**

A three bedroom traditional semi-detached located in a popular area offering entrance hall, lounge, dining room, kitchen, three bedrooms and a shower room. To the front of the property is off road parking. To the rear of the property is an easy to maintain garden laid to lawn.





**Ground Floor**



**First Floor**

**Entrance Hall**

**Lounge**

11' 1" x 10' 4" ( 3.38m x 3.15m )

**Dining Room**

14' x 9' 5" ( 4.27m x 2.87m )

**Kitchen**

7' 8" x 6' 6" ( 2.34m x 1.98m )

**First Floor Landing**

**Bedroom One**

13' 1" x 11' ( 3.99m x 3.35m )

**Bedroom Two**

8' 6" x 7' 6" ( 2.59m x 2.29m )

**Bedroom Three**

8' 7" x 5' ( 2.62m x 1.52m )

**Shower Room**

**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](http://www.focalagent.com)

welcome to

## Shetland Road, Leicester

- Semi-Detached
- Three Bedrooms
- Two Reception Rooms
- Rear Garden
- Off Road Parking

Tenure: Freehold EPC Rating: D

offers over

**£300,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
LHS118164 - 0005

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william h brown



**0116 251 4131**



[Leicester@williamhbrown.co.uk](mailto:Leicester@williamhbrown.co.uk)



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



**[williamhbrown.co.uk](http://williamhbrown.co.uk)**