



**Withcote Avenue, Leicester LE5 6SU**

**welcome to**

**Withcote Avenue, Leicester**

A three bedroom semi-detached located in a popular area offering entrance hall, lounge, dining room, study/reception room, kitchen, lean to room, three double bedrooms, bathroom and a wet room. To the front is a large driveway. To the rear of the property is an enclosed lawned garden





**Ground Floor**



**First Floor**

**Entrance Hall**

**L Shaped Lounge**

16' 7" x 13' 5" ( 5.05m x 4.09m )

**Study / Reception Room**

9' 5" x 11' 2" ( 2.87m x 3.40m )

**Kitchen**

13' 5" x 16' 1" ( 4.09m x 4.90m )

**Dining Room**

23' 7" x 8' 9" ( 7.19m x 2.67m )

**Wet Room**

**Lean To Room**

9' 5" x 20' 7" ( 2.87m x 6.27m )

**First Floor Landing**

**Bedroom One**

12' 5" x 10' 5" ( 3.78m x 3.17m )

**Bedroom Two**

9' 5" x 11' 8" ( 2.87m x 3.56m )

**Bedroom Three**

11' 8" x 7' 2" ( 3.56m x 2.18m )

**Bathroom**

**Loft Area**

**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)

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## Withcote Avenue, Leicester

- Semi-Detached
- Three Double Bedrooms
- Bathroom & Wet Room
- Rear Garden
- Off Road Parking

Tenure: Freehold EPC Rating: E

**£380,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/LHS118757](https://williamhbrown.co.uk/Property/LHS118757)



Property Ref:  
LHS118757 - 0005

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