



**Hollington Road, Leicester LE5 5HT**

**welcome to**

**Hollington Road, Leicester**

William H Brown are pleased to present for sale this stylishly appointed and extended semi-detached family home in Evington. Due to the property's close proximity to local amenities, religious venues and transport links we believe the property would be an ideal investment for a family



**Entrance Porch**

Door to the front

**Entrance Hall**

Door to the front and under stairs storage

**Lounge**

13' 11" x 11' 11" ( 4.24m x 3.63m )

Bay window to the front

**Family Room**

21' 3" x 10' 11" ( 6.48m x 3.33m )

Doors to the rear

**Open Plan Kitchen / Diner**

23' 9" x 14' 8" ( 7.24m x 4.47m )

Fitted kitchen comprising of wall and base units with work surfaces over, island unit, sink drainer unit, radiator, integrated oven, hob and extractor hood and space for further appliances. Window to the rear and door to the conservatory.

**Conservatory**

13' 2" x 12' 1" ( 4.01m x 3.68m )

With access to the garden.

**Utility Room/ Store Room**

19' 9" x 7' 10" ( 6.02m x 2.39m )

Door to the front and windows to the side.

**Bedroom Five**

14' 10" x 6' 2" ( 4.52m x 1.88m )

Window to the front.

**Shower Room**

With shower cubicle, WC and hand wash basin.

**First Floor Landing****Bedroom One**

14' 11" x 11' ( 4.55m x 3.35m )

Bay window to the front and fitted wardrobes

**Bedroom Two**

11' 11" x 11' 6" ( 3.63m x 3.51m )

Window to the rear and fitted wardrobes

**Laundry Room**

7' 4" x 4' 9" ( 2.24m x 1.45m )

Window to the front and central heating boiler

**Family Bathroom**

With corner bath, WC and hand wash basin

**Second Floor Landing**

With stairs rising from the first floor.

**Bedroom Three**

11' 11" x 11' 9" ( 3.63m x 3.58m )

Skylight windows and fitted wardrobes.

**Bedroom Four**

14' 5" x 9' 1" ( 4.39m x 2.77m )

Skylight windows

**Shower Room**

With shower cubicle, WC and hand wash basin.



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welcome to

## Hollington Road, Leicester

- THREE-STORY, EXTENDED SEMI-DETACHED
- TWO RECEPTION ROOMS
- OPEN-PLAN DINING KITCHEN
- OFF-ROAD PARKING
- CLOSE TO LOCAL AMENITIES

Tenure: Freehold EPC Rating: D  
Council Tax Band: B

offers over

**£470,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
LHS119032 - 0009

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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