

Hollington Road, Leicester LE5 5HT

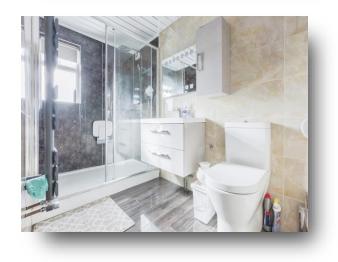


welcome to

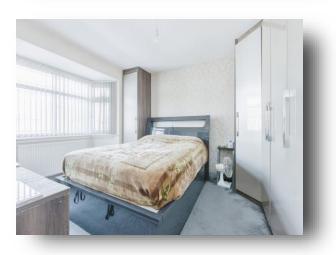
Hollington Road, Leicester

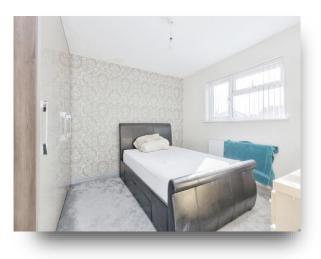
William H Brown are pleased to present for sale this stylishly appointed and extended semi-detached family home in Evington. Due to the property's close proximity to local amenities, religious venues and transport links we believe the property would be an ideal investment for a family













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" ($6.02m \times 2.39m$) 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.





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





view this property online williamhbrown.co.uk/Property/LHS119032



Property Ref: LHS119032 - 0009 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.

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.

Fun Valley Leicester Staveley R Osmaston Rd Hazelwood Rd Map data ©2025

Please note the marker reflects the postcode not the actual property

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