

Sharpland, Leicester LE2 8UP



## welcome to

## Sharpland, Leicester

3 bedroom semi-bungalow with modern fitted kitchen, driveway, single garage, garden and a new roof, electrics and central heating in 2017. A perfect blend of modern comforts and traditional charm, this lovely home is ideal for first-time buyers, families, and retirees













#### Lounge

17' x 11' 3" ( $5.18m \times 3.43m$ ) Central heating, patio doors leading to the rear garden and a gas fire.

#### Kitchen

 $17^{\prime}$  x 10' 2" ( 5.18m x 3.10m ) Central heating, double glazed back door and window. Fitted kitchen with gas hob, integrated double electric oven and integrated 70/30 fridge freezer.

#### Bedroom 1

12' 10" x 12' 2" ( 3.91m x 3.71m ) Central heating and double glazed window towards the front of the house.

#### Bedroom 2

11' 4" x 10' 6" ( 3.45m x 3.20m ) Central heating and double glazed window towards the front of the house.

#### Bedroom 3

11' 4" x 10' 6" ( 3.45m x 3.20m ) Central heating and double glazed window.

#### Bathroom

Fitted bathroom with shower cubicle, W/C, sink, double glazed window and towel rail.





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## Sharpland, Leicester

- Modern fitted kitchen
- 3 spacious bedrooms
- Private driveway with off-road parking
- Single garage for secure storage
- Beautifully maintained large private garden for outdoor relaxation

Tenure: Freehold EPC Rating: C

offers over

£290,000









Please note the marker reflects the postcode not the actual property

The Property Ombudsman

Property Ref: LHS119118 - 0006 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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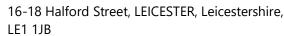
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