



Grass Acres, Leicester LE3 2UR

welcome to

Grass Acres, Leicester

This beautifully maintained three-bedroom semi-detached bungalow in Braunstone Town, Leicester, offers a welcoming entrance hall, a spacious lounge, a contemporary fitted kitchen, three comfortable bedrooms, and a family bathroom



Entrance Hall

A radiator.

Lounge

20' 7" x 12' 9" (6.27m x 3.89m)

A bay window to the front, a radiator and an electric fire.

Kitchen

15' 4" x 8' 7" (4.67m x 2.62m)

Fitted wall and base units including an integrated hob and oven. A window to the front and a radiator.

Bedroom One

12' 9" x 14' 3" (3.89m x 4.34m)

A window to the rear, a radiator and a fitted wardrobe.

Bedroom Two

8' 7" x 11' 11" (2.62m x 3.63m)

A window to the rear and a radiator.

Bedroom Three

7' 9" x 8' 8" (2.36m x 2.64m)

A window to the side, a radiator and a storage cupboard.

Bathroom

A shower cubicle, a hand wash basin, a radiator, a WC and a window to the side.

Front Garden & Driveway

Rear Garden



view this property online williamhbrown.co.uk/Property/LHS119206



welcome to

Grass Acres, Leicester

- Semi-Detached Bungalow
- Three Bedrooms
- Off-Road Parking
- Generous Garden
- Spacious Lounge

Tenure: Freehold EPC Rating: D

£260,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/LHS119206



Property Ref:
LHS119206 - 0004

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.



william h brown



0116 251 4131



Leicester@williamhbrown.co.uk



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



williamhbrown.co.uk