

**Stoneleigh Way, Leicester LE3 9TD** 



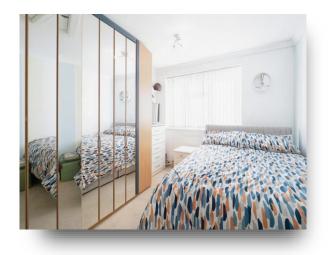
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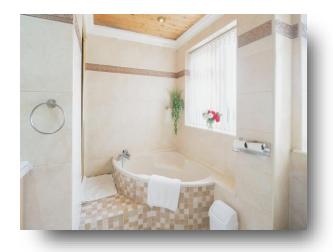
# **Stoneleigh Way, Leicester**

William H Brown presents a stunning three bedroom semi-detached home, perfectly situated for families and commuters alike. With its beautifully presented interior, generous outdoor space, and excellent transport links, this property is a must-see













#### **Entrance Porch**

Door to the front.

#### Lounge

21' 4" x 17' 7" ( 6.50m x 5.36m )

Window to the front, storage cupboard, gas fireplace and two radiators.

## Kitchen / Diner

21' 4" x 17' 7" ( 6.50m x 5.36m )

Fitted kitchen comprising of wall and base units with work surfaces over, sink drainer unit, radiator, integrated oven, hob, grill, microwave and dishwasher. Window and door to the garden room.

## **Utility Room**

Window to the side.

#### **Garden Room**

8' 8" x 20' 7" ( 2.64m x 6.27m )

Window to the rear, patio door to the rear and radiator.

#### **Shower Room**

Window to the side, shower cubicle, WC and hand wash basin.

## **First Floor Landing**

Window to the side

#### **Bedroom One**

13' 10" x 8' 3" ( 4.22m x 2.51m )

Window to the front, fitted wardrobe and radiator.

## **Bedroom Two**

12' 8" x 9' 5" ( 3.86m x 2.87m )

Window to the rear, fitted wardrobe, radiator and loft access.

## **Bedroom Three**

10' 1" x 7' ( 3.07m x 2.13m )

Window to the side and radiator.

#### **Bathroom**

Two windows to the side, corner bath, shower cubicle, WC, hand wash basin and towel rail.

## Double Garage Front & Rear Of Property

To the front of the property is a driveway providing off road parking leading to the double garage at the side. The rear of the property is a garden laid to lawn with a patio.

#### **Agents Note**

The vendor has advised that there is planning permission approved for a first floor bedroom extension. Any prospective buyer is advised to clarify this information with their legal representative.





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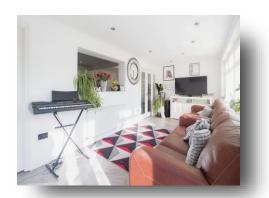
# **Stoneleigh Way, Leicester**

- **Corner Plot**
- Semi Detached
- Double Garage
- Three Bedrooms
- Extended

Tenure: Freehold EPC Rating: C

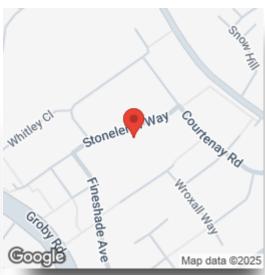
offers over

£340,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/LHS117806



Property Ref: LHS117806 - 0003 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we important matters before exchange of contracts.

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



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