



**Stoneleigh Way, Leicester LE3 9TD**



**welcome to**

**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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## welcome to 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

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Property Ref:  
LHS117806 - 0003

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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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