





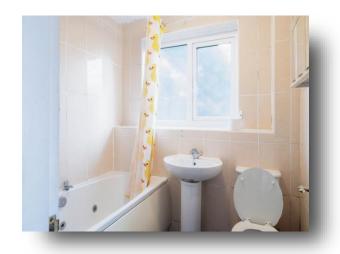




# welcome to

# **Warren Drive, Leicester**

A three bedroom detached home offering an entrance hall, lounge, dining room, kitchen, three bedrooms and a family bathroom. To the front of the property is a driveway leading to the garage. To the rear of the property is a garden laid to lawn with mature trees













#### **Entrance Hall**

Door to the front.

### Lounge

14' 9" x 12' 7" ( 4.50m x 3.84m ) Window to the front and radiator.

## **Dining Room**

10' 1" x 8' 3" ( 3.07m x 2.51m ) Doors to the rear and radiator.

#### Kitchen

10' 3" x 7' 1" ( 3.12m x 2.16m ) Fitted kitchen comprising of wall and base units with work surfaces over, sink drainer unit, storage cupboard, integrated oven and hob. Window to the rear and door to the side.

### **First Floor Landing**

Window to the side, storage cupboard and loft access.

#### **Bedroom One**

12' 4" x 9' (3.76m x 2.74m) Window to the rear and radiator.

#### **Bedroom Two**

12' 2" x 8' 4" ( 3.71m x 2.54m ) Window to the front and radiator.

#### **Bedroom Three**

8' 10" x 7' 3" ( 2.69m x 2.21m ) Window to the front and radiator.

#### **Bathroom**

Window to the rear, bath with shower over, WC and hand wash basin.

## Garage

# **Front & Rear Of Property**

To the front of the property is a driveway leading to the garage. To the rear of the property is a garden laid to lawn with mature trees.





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# **Warren Drive, Leicester**

- Detached
- Three Bedrooms
- Large Private Garden
- Off-Road Parking
- Prime Location

Tenure: Freehold EPC Rating: D

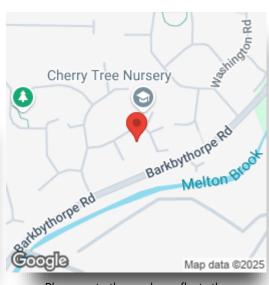
offers over

£270,000









Please note the marker reflects the postcode not the actual property

# view this property online williamhbrown.co.uk/Property/LHS119407



Property Ref: LHS119407 - 0002 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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