



Armitage Drive, Rothley Leicester LE7 7SS

welcome to

Armitage Drive, Rothley Leicester

William H Brown bring to the market via OPEN HOUSE ON SUNDAY, 18TH MAY BETWEEN 10.30AM & 11.30AM, THIS THREE BEDROOM DETACHED HOUSE. FOR FURTHER INFORMATION, PLEASE CONTACT OUR SALES TEAM ON 0116 251 4131



Entrance Hall

Door to the front.

W C

Double glazed window to the front, WC, hand wash basin and radiator.

Lounge

16' 4" x 11' 7" (4.98m x 3.53m)

Double glazed window to the front and radiator.

Kitchen / Dining Room

14' 10" x 10' 7" (4.52m x 3.23m)

Fitted kitchen comprising of wall and base units with work surfaces over, sink drainer unit, radiator, integrated oven and hob. French door to the rear and double glazed door to the rear.

First Floor Landing

With stairs rising from the ground floor.

Bedroom One

11' 7" x 9' 5" (3.53m x 2.87m)

Double glazed window to the front, built in wardrobes and radiator.

En-Suite

Double glazed window to the front, shower cubicle, WC, hand wash basin and towel rail.

Bedroom Two

9' 10" x 8' 3" (3.00m x 2.51m)

Double glazed window to the rear and radiator.

Bedroom Three

9' 9" x 6' 2" (2.97m x 1.88m)

Double glazed window to the rear and radiator.

Bathroom

Double glazed window to the side, bath, WC, hand wash basin and towel rail.

Front & Side Of Property

To the rear of the property is an enclosed garden mainly laid to lawn. To the side of the property is a sheltered car-port



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Armitage Drive, Rothley Leicester

- OPEN HOUSE ON SUNDAY, 18TH MAY BETWEEN 10.30AM & 11.30AM
- Three Bedroom Detached
- En-Suite
- Car Port
- Rear Garden

Tenure: Freehold EPC Rating: C
Council Tax Band: C

offers over
£280,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
LHS119128 - 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.



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