



**Langford Way,Leicester LE5 0BA**

**welcome to**

## **Langford Way, Leicester**

A two bedroom coach house located in a popular area. The property comprises of lounge, fitted kitchen, two double bedrooms and a bathroom. The property benefits from a garage and parking in front of the garage. Ideal first time purchase.

### **Lounge**

16' 2" x 13' 10" ( 4.93m x 4.22m )

Double glazed windows and radiator.

### **Kitchen**

11' 4" x 8' 4" ( 3.45m x 2.54m )

Fitted kitchen comprising of wall and base units with work surfaces over, sink drainer unit, integrated oven and hob. Window to the front and radiator.

### **Bedroom One**

15' 9" x 8' 11" ( 4.80m x 2.72m )

Window to the rear and radiator.

### **Bedroom Two**

12' 3" x 10' 2" ( 3.73m x 3.10m )

Window to the rear and radiator.

### **Bathroom**

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

### **Garage**

19' 11" x 8' 6" ( 6.07m x 2.59m )

The property benefits from a garage and parking in front of the garage. There is also a storage cupboard next to the garage.







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## Langford Way, Leicester

- Coach House
- Two Double Bedrooms
- Fitted Kitchen
- Garage & Off Road Parking
- Ideal First Time Purchase

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 125 years from 25 Mar 2011. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers over  
**£200,000**



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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Property Ref:  
LHS119397 - 0003

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