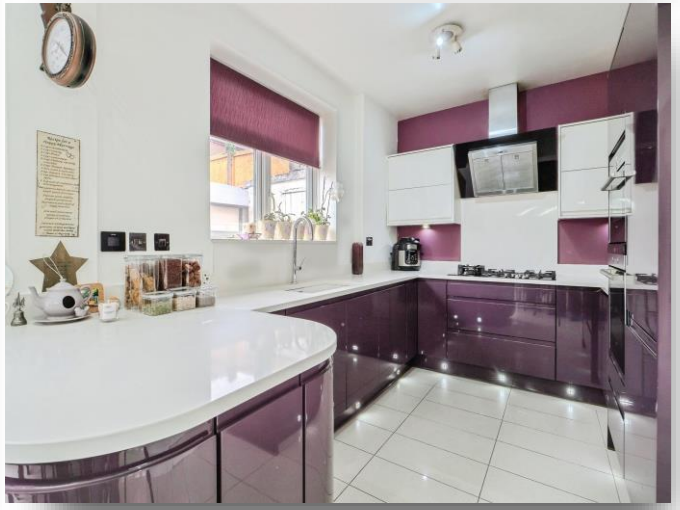


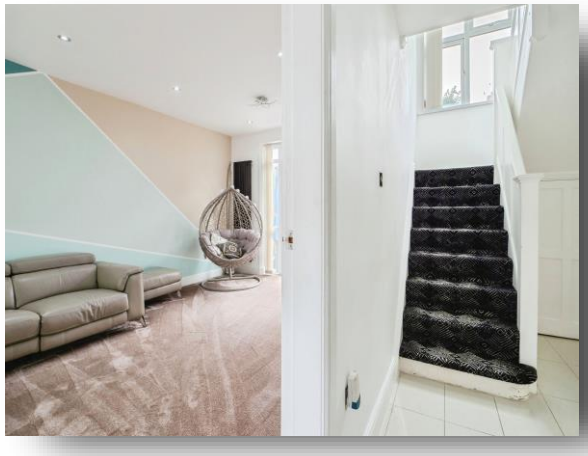
Kingsway Road,Leicester LE5 5TJ

william h brown

welcome to

Kingsway Road, Leicester

Stylish family home on the Evington and Stoneygate border, featuring a spacious lounge and modern open-plan fitted dining kitchen. The property includes three bedrooms, a stylish bathroom, off-road parking, a garage and a delightful rear garden.



Entrance Porch
Door to the front.

Entrance Hall
Door to the front, under stairs storage cupboard and radiator.

Lounge
Window to the front, french doors to the rear and radiator.

Open Plan Kitchen/Dining Room
Fitted kitchen comprising of wall and base units with work surfaces over, sink drainer unit, radiator, integrated double oven, hob, dishwasher, fridge and freezer. Bay window to the front, window to the rear and french doors to the rear.

First Floor Landing
Window to the rear and loft access.

Bedroom One
Window to the front and radiator.

Bedroom Two
Window to the front, integrated wardrobe and radiator.

Bedroom Three
Window to the rear, integrated wardrobe and radiator.

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

Garage

Front & Rear Of Property
To the front of the property is a driveway providing off road parking. To the rear of the property is a landscaped garden laid to lawn with a patio area.

welcome to

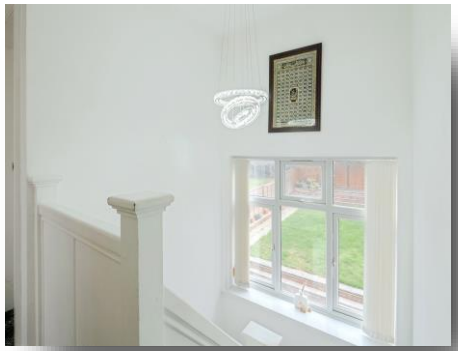
Kingsway Road, Leicester

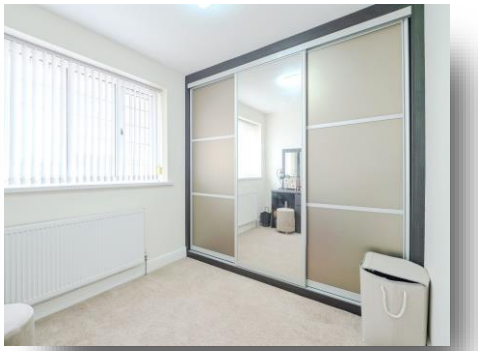
- Impressive Family Home
- Modern Open-Plan Fitted Dining Kitchen
- Three Bedrooms & Stylish Bathroom
- Garage & Off Road Parking
- Gas Central Heating & Part Under Floor Heating

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

offers over

£425,000





Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/LHS119573

The Property Ombudsman

Property Ref:
LHS119573 - 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.

william h brown

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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.