



The Circle, Leicester LE5 5GD

welcome to

The Circle, Leicester

Four bedroom semi-detached house for sale in Evington, Leicester. Central heating, double glazing, fitted kitchen with integrated gas hob and oven and under floor heating in the kitchen, garden with decking and a driveway to the front.



Entrance Hall

Door to the front.

Lounge/Diner

22' 4" x 11' 4" (6.81m x 3.45m)

Double glazed french doors to the rear and radiator.

Reception Room Two

11' 4" x 11' 2" (3.45m x 3.40m)

Double glazed bay window to the front and radiator.

Kitchen

18' x 11' 9" (5.49m x 3.58m)

Fitted kitchen comprising of wall and base units with work surfaces over, sink drainer unit, under floor heating, integrated gas oven and hob. Double glazed window to the rear.

Utility Room

Space for washing machine and tumble drier.

W C

With WC, hand wash basin and towel rail.

First Floor Landing

With stairs rising from the ground floor.

Bedroom One

12' 2" x 10' 10" (3.71m x 3.30m)

Double glazed window to the rear and radiator.

Bedroom Two

11' 3" x 11' (3.43m x 3.35m)

Double glazed window to the front and radiator.

Bedroom Three

8' 6" x 8' (2.59m x 2.44m)

Double glazed window to the front and radiator.

Bathroom

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

Second Floor Landing

With stairs rising from the first floor.

Bedroom Four

16' 4" x 15' 9" (4.98m x 4.80m)

Double glazed window to the rear, fitted wardrobes and radiator.

Front & Rear Of Property

To the front of the property is a large driveway providing ample parking space. To the rear of the property is a decked garden.



check out more properties at williamhbrown.co.uk



welcome to

The Circle, Leicester

- Four Spacious Bedrooms
- Fitted kitchen
- Rear Garden
- Central Heating & Double Glazing
- Driveway For Off Road Parking

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

offers over
£390,000



Please note the marker reflects the
postcode not the actual property

check out more properties at williamhbrown.co.uk



Property Ref:
LHS120036 - 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.



william h brown



0116 251 4131



Leicester@williamhbrown.co.uk



16-18 Halford Street, LEICESTER, Leicestershire,
LE1 1JB



williamhbrown.co.uk