









welcome to

Church Road, Kirkby Mallory Leicester

This charming semi-detached property on Church Road, Kirkby Mallory features a cozy lounge and a well-equipped kitchen on the ground floor.

Upstairs, you will find two comfortable bedrooms and a family bathroom. With a front garden and driveway, an attached garage, and a rear garden.













Front Garden / Driveway

Lounge

14' x 11' 10" (4.27m x 3.61m)
A window to the front, a multi-fuel fireplace and an electric radiator.

Kitchen

10' \times 14' 6" (3.05m \times 4.42m) A window to the rear. Fitted wall and base units.

Landing

Access to the loft.

Bedroom One

12' 11" \times 11' 9" ($3.94m \times 3.58m$) A window to the front, an electric radiator, an airing cupboard and a fitted wardrobe.

Bedroom Two

11' x 8' 6" (3.35m x 2.59m) A window to the rear and an electric radiator.

Bathroom

A shower cubicle, a bathtub, a WC, a handwash basin, a towel rail and a window to the rear.

Rear Garden

Garage





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Church Road, Kirkby Mallory Leicester

- Two Bedrooms
- Semi-Detached
- Garage
- Multi-Fuel Fireplace
- Perfect for First Time Buyers

Tenure: Freehold EPC Rating: E

Council Tax Band: C

£275,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/LHS120007



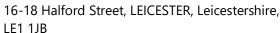
Property Ref: LHS120007 - 0003 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer 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 property and other important matters before exchange of contracts.

or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are 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



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