









welcome to

The Poppins, Leicester

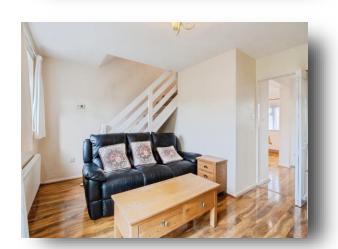
A well-presented three-bedroom semi-detached freehold home with lounge, kitchen-diner, family bathroom, front driveway and enclosed rear garden — excellent location near shops and transport.













Lounge

12' 3" x 16' 1" (3.73m x 4.90m)

Window to the rear, patio doors to the rear, radiator and stairs rising to the first floor.

Dining Room

15' 10" x 7' 3" (4.83m x 2.21m)

Window to the front, fitted wall and base units and radiator.

Kitchen / Diner

11' 8" x 8' (3.56m x 2.44m)

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

First Floor Landing

Window to the side and loft access.

Bedroom One

10' 1" x 9' 6" (3.07m x 2.90m)

Window to the rear, built in wardrobe and radiator.

Bedroom Two

10' x 7' 11" (3.05m x 2.41m)

Window to the front and radiator.

Bedroom Three

7' 1" x 7' 11" (2.16m x 2.41m)

Window to the front and radiator.

Wet Room

Window to the rear, shower, WC and hand wash basin.

Front & Rear Of Property

To the front of the property is a small garden laid lawn and a driveway proving off road parking. To the rear of the property is a garden laid to lawn with a patio area and fenced boundaries.





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- Semi-detached
- Three bedrooms
- Driveway parking
- **Enclosed** garden
- Fitted Kitchen

Tenure: Freehold EPC Rating: C

Council Tax Band: A

£250,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/LHS119423



Property Ref: LHS119423 - 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.

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