



Shottery Avenue, Leicester LE3 2ST

welcome to

Shottery Avenue, Leicester

This charming three-bedroom semi-detached house located in Braunstone Town features a living room, dining room, utility area and extended kitchen making up the ground floor. The first floor is where you will find three bedrooms as well as the family bathroom.



Entrance Porch

Door to the front

Entrance Hall

Door to the front.

Lounge

Bay window to the front, wood burner, radiator and wood effect flooring. .

Dining Room

Wood effect flooring, radiator and access to the kitchen.

Kitchen

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

Utility Area

Under stairs utility area

First Floor Landing

Window to the side and stairs rising from the ground floor.

Bedroom One

Bay window to the front, fitted wardrobes and radiator.

Bedroom Two

Window to the rear, integrated storage cupboard, wood effect flooring and radiator.

Bedroom Three

Window to the front, wood effect flooring and radiator.

Shower Room

Window to the rear, shower cubicle, WC, hand wash basin, radiator and fully tiled.

Outbuilding

Insulated outbuilding with french doors and is complete with its own CAT-6 cable, making it perfect for a home office or playroom.

Front & Rear Of Property

To the front of the property is a driveway providing off road parking. To the rear of the property is an easy to maintain garden laid to lawn with a patio area.



view this property online williamhbrown.co.uk/Property/LHS120329



welcome to

Shottery Avenue, Leicester

- Semi Detached
- Three Bedrooms
- Spacious Open-Plan Layout
- Modern Extended Kitchen
- Generous Rear Garden

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

offers over

£270,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/LHS120329



Property Ref:
LHS120329 - 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