



Farmway, Leicester LE3 2XB

welcome to

Farmway, Leicester

William H Brown are proud to present for sale this well-presented four bedroom semi-detached family home. In brief the property benefits from a spacious interior with the addition of a multi-use space downstairs that looks out to the landscaped rear garden. Call us to arrange a viewing tour.





Ground Floor



First Floor

Entrance Hall

Lounge

26' 4" x 11' 8" (8.03m x 3.56m)

Kitchen / Diner

16' 10" x 21' 8" (5.13m x 6.60m)

Utility Room

7' 1" x 17' 10" (2.16m x 5.44m)

Shower Room

Office

20' 6" x 9' 7" (6.25m x 2.92m)

First Floor Landing

Bedroom One

13' x 10' 7" (3.96m x 3.23m)

Bedroom Two

10' 5" x 10' 1" (3.17m x 3.07m)

Bedroom Three

14' 5" x 7' 3" (4.39m x 2.21m)

Bedroom Four

9' 8" x 7' 2" (2.95m x 2.18m)

Bathroom

Store Room

18' 2" x 7' 3" (5.54m x 2.21m)

Front & Rear Of Property

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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Farmway, Leicester

- WELL-PRESENTED SEMI-DETACHED FAMILY HOME
- FOUR SPACIOUS BEDROOMS
- MULTI-USE SPACE DOWNSTAIRS
- DOWNSTAIRS SHOWER ROOM
- DRIVEWAY AND REAR GARDEN

Tenure: Freehold EPC Rating: C

offers over

£340,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/LHS117775



Property Ref:
LHS117775 - 0012

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.



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