

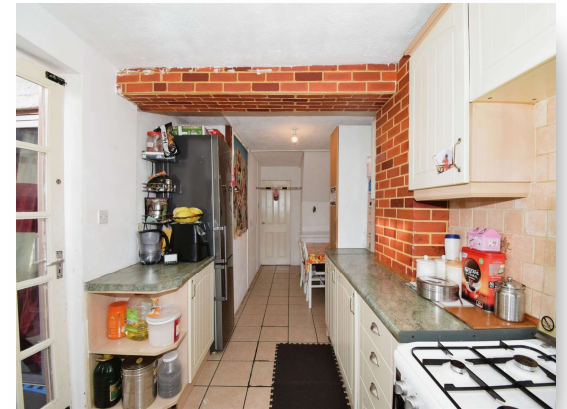


Scotswood Crescent, Leicester LE2 9QD

welcome to

Scotswood Crescent, Leicester

This property features an inviting entrance hall leading to a cozy lounge, a well-equipped kitchen diner, off the first floor landing there are three bedrooms and bathroom. Internal viewing is highly recommended to appreciate the property's appeal. This property has the added bonus of solar panels.



Entrance Porch

Having two windows and door to the:

Hall

Having a radiator and stairs to the first floor.

Lounge

11' 1" x 20' 1" (3.38m x 6.12m)

Featuring a fireplace, TV point, two radiators, double glazed window and sliding patio doors to the:

Conservatory**Kitchen Diner**

7' 10" x 20' 1" (2.39m x 6.12m)

Fitted with a range of wall and base units with work surfacing over, tiled splashbacks, single drainer stainless steel sink, space for oven, extractor, plumbing for washing machine, space for fridge freezer, radiator and double glazed window.

First Floor Landing

Having access to the loft,

Bedroom One

10' x 12' 1" (3.05m x 3.68m)

There is a storage cupboard, radiator and double glazed window.

Bedroom Two

9' 1" x 10' (2.77m x 3.05m)

Having a radiator, storage cupboard housing the boiler and double glazed window.

Bedroom Three

7' x 9' 1" (2.13m x 2.77m)

There is a radiator and double glazed window.

Shower Room

5' 1" x 7' (1.55m x 2.13m)

Fitted with a shower cubicle, wash hand basin, WC, storage cupboard, recessed lighting and double glazed frosted window.

Outside Front

To the front of the property there is a driveway for two vehicles via a dropped kerb.

Rear Garden

view this property online williamhbrown.co.uk/Property/OAD108093



welcome to

Scotswood Crescent, Leicester

- Entrance Hall
- Lounge & Extended Kitchen Diner
- Three Bedrooms & Bathroom
- Driveway & Rear Garden
- Solar Panels come with the property

Tenure: Freehold EPC Rating: D

Council Tax Band: A

offers over

£210,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/OAD108093



Property Ref:
OAD108093 - 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 271 9671



oadby@williamhbrown.co.uk



42 The Parade, Oadby, LEICESTER,
Leicestershire, LE2 5BF



williamhbrown.co.uk