





The Slade Greens, Leicester LE2 9AL



welcome to

The Slade Greens, Leicester

Three bed semi-detached property with fitted kitchen, driveway, 16 solar panels owned outright and a large rear garden with a decking area.













Lounge

13' x 11' 11" ($3.96m \times 3.63m$) Central heating and double glazed window towards the back of the house.

Kitchen/Diner

18' 9" x 9' 11" ($5.71m \times 3.02m$) Central heating, double glazed French doors leading into the garden, double glazed front window. Fitted kitchen with integrated dishwasher, gas hob/oven and extractor fan.

Utility Room

15' x 8' 5" ($4.57m \times 2.57m$) Large utility area with separate front access.

Bedroom 1

12' 11" x 11' 9" (3.94m x 3.58m) Central heating and double glazed window.

Bedroom 2

11' 3" x 9' 11" (3.43m x 3.02m) Central heating and double glazed window.

Bedroom 3

10' 1" x 8' 1" (3.07m x 2.46m) Central heating and double glazed window.

Bathroom

Towel rail, double glazed window. Sink and bathtub. Separate we/ac with double glazed window.

Front Driveway for off road parking

Rear

Large rear garden, terrace with decking and grass area.





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The Slade Greens, Leicester

- Three bedroom semi-detached house
- Fitted kitchen
- Driveway to the front
- Large rear garden
- Solar Panels

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

£260,000





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Please note the marker reflects the postcode not the actual property



Property Ref: OAD108339 - 0006 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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