



Brettell Road, Leicester LE2 9AB

welcome to

Brettell Road, Leicester

UNEXPECTEDLY BACK ON THE MARKET! Extended semi-detached house on a corner plot, accommodation comprises entrance hall, lounge, kitchen diner, utility & WC, three bedrooms and bathroom, off road parking, side and rear gardens.



Entrance Hall

Having stairs with lighting to first floor landing and designer radiator.

Lounge

12' x 13' 1" (3.66m x 3.99m)

Featuring a cast iron fuel burner, designer radiator and triple glazed window.

Kitchen Diner

10' x 19' (3.05m x 5.79m)

Fitted with a range of wall and base units with roll edge work surfacing over, sink with extendable tap, combi oven, hob, extractor, microwave, tiled flooring, radiator, triple glazed window and French doors.

Utility Room

Having wall and base units with roll edge work surfacing, single drainer sink with extendable tap, recessed ceiling spotlights, radiator and underfloor heating.

Wc

Having a wash hand basin, WC and underfloor heating.

First Floor Landing

Having loft access with ladder, which is fully insulated and boarded with lighting.

Bedroom One

10' 1" x 11' (3.07m x 3.35m)

radiator and triple glazed window.

Bedroom Two

10' x 11' 1" (3.05m x 3.38m)

radiator and triple glazed window.

Bedroom Three

8' x 8' (2.44m x 2.44m)

radiator and triple glazed window.

Bathroom

5' x 6' (1.52m x 1.83m)

Fitted with a suite comprising of a bath with shower

over, pedestal wash hand basin, WC, radiator, wood effect flooring and double glazed frosted window.

Outside Front

There is a driveway.

Rear & Side Gardens

There is a patio area, decked area, laid to lawn with plant and shrub borders and fully fenced.



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welcome to

Brettell Road, Leicester

- Entrance Hall
- Lounge & Kitchen Diner
- Utility & WC
- Three Bedrooms & Bathroom
- Located on a corner plot.

Tenure: Freehold EPC Rating: D

Council Tax Band: A

offers over

£260,000



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/OAD108330](https://www.williamhbrown.co.uk/Property/OAD108330)



Property Ref:
OAD108330 - 0007

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