



Farrier Lane, Leicester LE4 0WA

welcome to

Farrier Lane, Leicester

Well-maintained three-bedroom semi-detached home on Farrier Lane, Beaumont Leys. Featuring a through lounge, kitchen, conservatory, family bathroom, integral garage, car port with long driveway and a spacious rear garden. No work required.

Entrance Hall

Door to the side.

Lounge

Double glazed window to the front, electric fire and laminate flooring.

Kitchen

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

Conservatory

Access to the rear.

First Floor Landing

With stairs rising from the ground floor.

Bedroom One

Double glazed window to the front and carpeted.

Bedroom Two

Double glazed window to the rear and carpeted.

Bedroom Three

Double glazed window to the front, integrated storage and carpeted.

Bathroom

Shower cubicle, WC, hand wash basin and fully tiled.

Integrated Garage

Front & Rear Of Property

To the front and rear of the property are easy to maintain gardens.

Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.





view this property online williamhbrown.co.uk/Property/LHS121111



welcome to

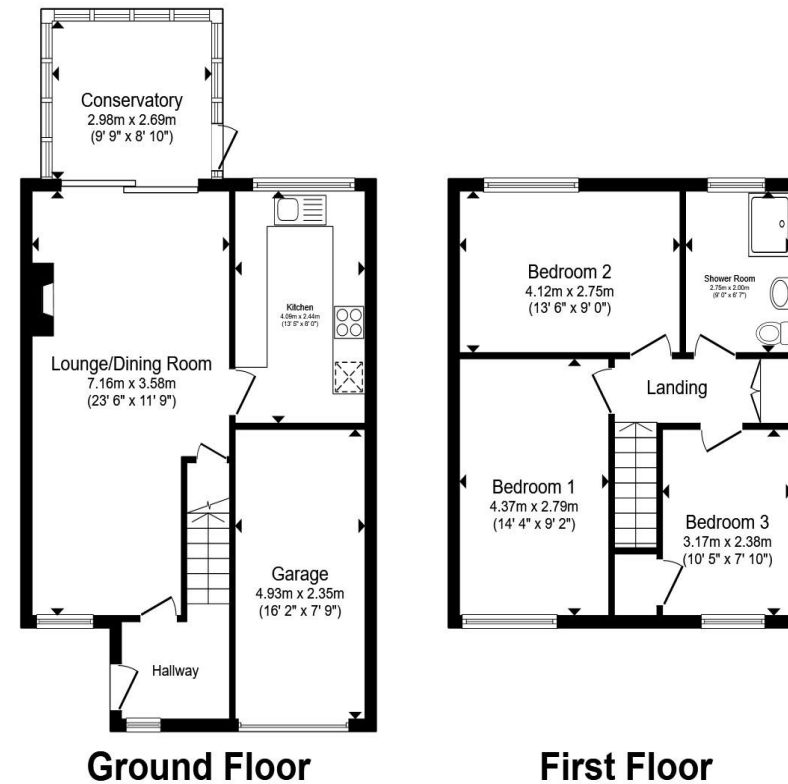
Farrier Lane, Leicester

- Semi-detached
- Three-bedrooms
- Conservatory and through lounge
- Garage, driveway and rear garden
- Move-in ready condition

Tenure: Freehold EPC Rating: C

Council Tax Band: B

£310,000



Total floor area 106.4 m² (1,146 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



view this property online williamhbrown.co.uk/Property/LHS121111



Property Ref:
LHS121111 - 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