



St. Peters Road, Leicester LE2 1DE

welcome to

St. Peters Road, Leicester

A unique five bedroom villa on St. Peters Road in Highfields. Featuring a gated front garden, two reception rooms, modern kitchen with under floor heating and multiple large bedrooms, including an en-suite & a family bathroom. Enjoy a fully slabbed rear garden & additional basement storage



Entrance Porch

Door to the front.

Entrance Hall

Door to the front and radiator.

Basement

The villa includes a basement for extra storage

Reception Room One

14' 5" x 15' 7" (4.39m x 4.75m)

Bay window to the front, gas fire and radiator.

Reception Room Two

14' 7" x 11' (4.45m x 3.35m)

Bay window to the front, gas fire and radiator.

Kitchen/Dining Room

17' 3" x 12' 6" (5.26m x 3.81m)

Fitted kitchen comprising of wall and base units with work surfaces over, sink drainer unit, integrated double oven, hob, dishwasher, microwave and steamer. Window to the rear, window to the side, door to the rear and under floor heating.

Utility Room/W C

Window to the side, space for washing machine and tumble dryer, WC, hand wash basin and towel rail.

First Floor Landing

With stairs rising from the ground floor and radiator.

Bedroom Three

14' 7" x 13' 7" (4.45m x 4.14m)

Bay window to the front, fitted wardrobe and radiator.

En-Suite

Window to the front, shower cubicle, hand wash basin and towel rail.

Bedroom Four

14' 4" x 14' 10" (4.37m x 4.52m)

Bay window to the front, built in wardrobe, hand wash basin and radiator.

Bedroom Five

16' 10" x 11' (5.13m x 3.35m)

Two windows to the rear, fitted wardrobe, shower cubicle and two radiators.

Bathroom

Window to the rear, shower cubicle, WC, hand wash basin and towel rail.

Second Floor Landing

Window to the rear, sky light window and radiator.

Bedroom One

12' 1" x 14' 2" (3.68m x 4.32m)

Window to the front, hand wash basin and radiator.

Bedroom Two

12' 1" x 14' 2" (3.68m x 4.32m)

Window to the front, built in wardrobe and radiator.

Front & Rear Of Property

To the front of the property is a gated, slabbed garden. To the rear of the property is a fully slabbed patio garden with access via an alleyway.

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.



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welcome to

St. Peters Road, Leicester

- Unique Five-Bedroom Villa
- Modern Fitted Kitchen
- Gated Front Garden
- Popular Area
- Spacious Rear Patio

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

£475,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
LHS119766 - 0014

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