



Wintersdale Road, Leicester LE5 2GR

welcome to

Wintersdale Road, Leicester

A semi-detached featuring a stylish open-plan living & dining space, a modern kitchen, conservatory, three bedrooms, & a four-piece bathroom with underfloor heating. Externally benefits include a low-maintenance paved garden, resurfaced driveway with EV charging point, garage, & recent full rewire



Entrance Porch

Door to the front.

Entrance Hall

Door to the front, herringbone flooring, under stairs storage and radiator.

Lounge

Bay window to the front, panelled walls, herringbone flooring, fireplace and radiator.

Dining Room

Patio door to the rear, panelled walls, herringbone flooring and radiator.

Kitchen

Fitted kitchen comprising of wall and base units with work surfaces over, sink drainer unit, radiator, integrated oven, hob and extractor fan. Window to the rear, window to the side and door to the side.

Utility Room/Pantry

Window to the side.

Conservatory

French doors to the rear.

First Floor Landing

Window to the side and loft access.

Bedroom One

Bay window to the front, window to the side and radiator.

Bedroom Two

Window to the rear, fitted wardrobe and radiator.

Bedroom Three

Window to the front and radiator.

Bathroom

Two windows to the rear, bath, shower cubicle, floating WC, floating hand wash basin, under floor heating and towel radiator.

Garage**Front & Rear Of Property**

To the front of the property is a driveway leading to the garage. To the rear of the property is an easy to maintain paved garden.



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welcome to

Wintersdale Road, Leicester

- Stunning herringbone flooring throughout
- Open-plan living & dining space
- bespoke shelving & Wardrobes
- 4-piece bathroom with underfloor heating
- EV charging & recent rewire

Tenure: Freehold EPC Rating: D

Council Tax Band: C

offers in the region of

£375,000

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Property Ref:
LHS120995 - 0002

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.



Please note the marker reflects the
postcode not the actual property



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