





Shakespeare Close,Leicester LE3 2SX

william
h brown

welcome to

Shakespeare Close, Leicester

A unique opportunity to acquire this spacious four-bedroom semi-detached home boasting a bay-fronted lounge, kitchen and dining room, a principal bedroom with en-suite, and a low-maintenance rear garden. Conveniently positioned with access to the A46, M69 and M1 and Fosse Park.

Entrance Hall
Door to the front and wooden flooring.

Lounge
Two bay windows to the front, window to the rear, French doors to the rear, two radiators and carpeted.

Dining Room
Window to the front, French doors to the rear and wooden flooring.

Kitchen
Fitted kitchen comprising of wall and base units with work surfaces over, sink drainer unit, complimentary tiling and integrated extractor fan. Window to the rear and French doors to the rear.

First Floor Landing
Window to the front and loft access.

Bedroom One
Two windows to the front, window to the rear, fitted wardrobes, two radiators, loft access and carpeted.

En-Suite
Window to the rear, shower cubicle, WC, hand wash basin, tiled flooring and radiator.

Bedroom Two
Window to the rear. wooden flooring and radiator.

Bedroom Three
Window to the rear. wooden flooring and radiator.

Bedroom Four
Window to the front. wooden flooring and radiator.

Bathroom
Window to the front, bath with shower over, WC, hand wash basin and radiator.

Rear Of Property
To the rear of the property is a garden with a purpose-built storage container offering excellent practicality, alongside an attractive water feature that creates a pleasant setting for outdoor relaxation.

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/LHS121304

welcome to

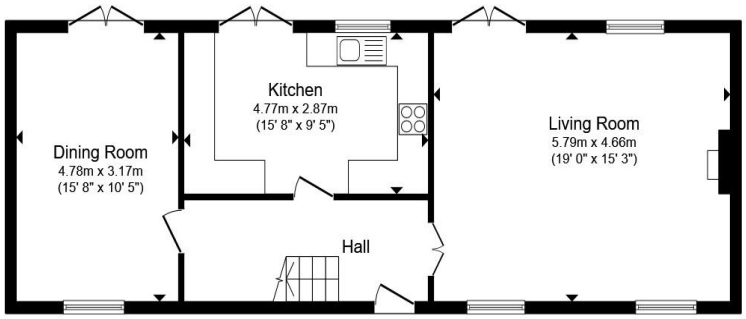
Shakespeare Close, Leicester

- Four Bedroom Semi-Detached
- Bay-Fronted Reception Room
- Large Principal Bedroom with En-Suite
- Paved Rear Garden with Storage
- Close to Fosse Park, A46, M1 & M69

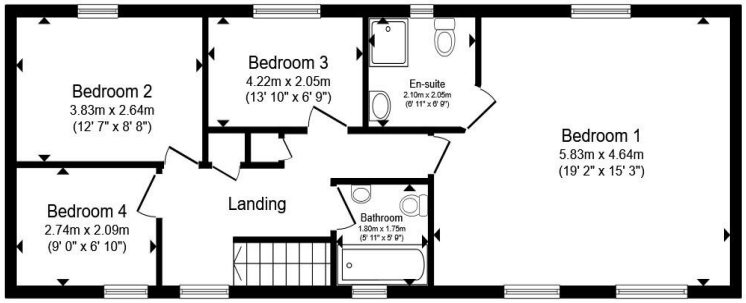
Tenure: Freehold EPC Rating: C
Council Tax Band: C

offers over

£300,000



Ground Floor



First Floor

Total floor area 133.1 m² (1,433 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

william h brown

view this property online williamhbrown.co.uk/Property/LHS121304

The Property Ombudsman

Property Ref:
LHS121304 - 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

0116 251 4131

Leicester@williamhbrown.co.uk

16-18 Halford Street, LEICESTER, Leicestershire, LE1 1JB

williamhbrown.co.uk

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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.