



Greenlawn Walk, Leicester LE4 0BN

welcome to

Greenlawn Walk, Leicester

Well-presented five-bedroom end-of-terrace property in Leicester, LE4. Features a bright living room, modern kitchen with dining area, large master bedroom with en-suite, and four additional bedrooms. Includes a downstairs WC, contemporary bathroom, allocated parking space, and rear lawn garden

Entrance Hall

A radiator and a storage cupboard.

W C

A hand wash basin, a WC and a radiator.

Bedroom One

10' 3" x 8' 7" (3.12m x 2.62m)

Two windows to the front and a radiator.

Kitchen

16' 8" x 15' 2" max (5.08m x 4.62m max)

Fitted wall and base units. A radiator and a window to the rear. Integrated hob and double oven.

Landing

A radiator.

Lounge

10' 1" x 15' 3" (3.07m x 4.65m)

Two windows to the front and a radiator.

Bedroom Two

7' 10" + recess x 13' 2" (2.39m + recess x 4.01m)

Two windows to the rear, a radiator and integrated wardrobes.

En-Suite

A shower cubicle, a hand wash basin, a WC and a radiator.

Landing

A radiator, an airing cupboard and access to the loft.

Bedroom Three

10' x 8' 10" (3.05m x 2.69m)

A window to the front and a radiator.

Bedroom Four

7' 9" + recess x 13' 2" (2.36m + recess x 4.01m)

Two windows to the rear, a radiator and a fitted wardrobe.

Bedroom Five

9' 11" x 6' 1" (3.02m x 1.85m)

A window to the front and a radiator.

Bathroom

Bath with shower over, WC, hand wash basin and radiator.

Rear Garden

Patio and lawn.

Parking

Allocated parking to the rear of property.



Ground Floor

First Floor

Second Floor

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.focalagent.com



welcome to
**Greenlawn Walk,
Leicester**

- Five Bedrooms
- Modern Kitchen with Dining Area
- Large Master Bedroom with En-Suite
- Downstairs WC and Contemporary Bathroom
- Allocated Parking Space

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

offers over
£290,000



view this property online williamhbrown.co.uk/Property/LHS120113



Property Ref:
LHS120113 - 0006

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