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Padstow Road, Leicester LE4 9FJ


**william
h brown**

welcome to

Padstow Road, Leicester

A four bedroom semi detached offering a driveway, hallway with downstairs bathroom, through lounge, two fitted kitchens, and a converted garage providing an extra reception room. Upstairs features four bedrooms and a bathroom. Outside boasts a sheltered paved area along with a rear outbuilding

Entrance Hall

Door to the front.

Shower Room

With shower, WC and hand wash basin.

Through Lounge

Bay window to the front, patio doors to the rear and two radiators.

Reception Room Two

Window to the front and radiator.

Kitchen/Diner

Fitted kitchen comprising of wall and base units with work surfaces over, sink drainer unit, integrated dishwasher and extractor fan. Window to the rear and door to the second kitchen.

Kitchen Two

Fitted kitchen comprising of base units with work surfaces over, sink drainer unit, radiator, integrated oven and hob. French door to the side.

First Floor Landing

Loft access.

Bedroom One

Window to the front, fitted storage and two radiators.

En-Suite

Window to the rear, corner shower cubicle, WC, vanity hand wash basin and towel radiator.

Bedroom Two

Window to the front, fitted wardrobe and radiator.

Bedroom Three

Window to the rear and radiator.

Bedroom Four

Window to the front and radiator.

Bathroom

Window to the rear, jacuzzi bath, shower cubicle, WC, vanity hand wash basin and towel radiator.

Loft Space

The loft space is boarded and has a velux window.

Outbuilding

Offering excellent potential as a workshop, studio, gym, or additional storage.

Front & Rear Of Property

To the front of the property is a driveway providing off road parking. To the rear of the property is a sheltered paved area complete with base units and a sink, ideal for outdoor preparation, entertaining, or year round practical use.



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welcome to

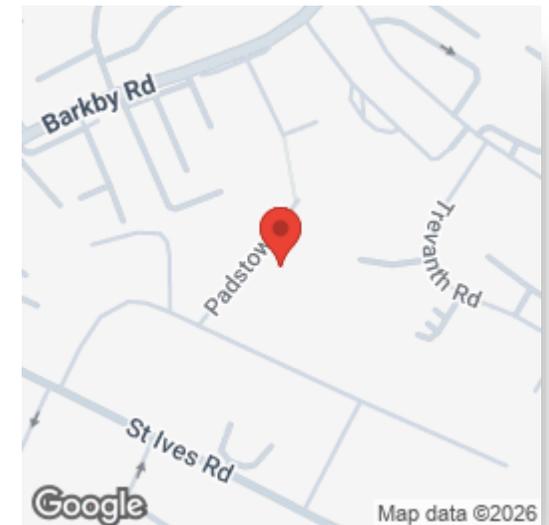
Padstow Road, Leicester

- Extended Semi Detached
- Four Bedrooms
- Two Kitchens
- En-Suite
- Rear Garden

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

offers over

£400,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
LHS120550 - 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.



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