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coming onto  
the market  
soon...**



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**Trueway Road, Leicester LE5 5UG**

***welcome to***

**Trueway Road, Leicester**

A substantial six-bedroom semi-detached family home located on the sought-after Trueway Road. Offering generous living accommodation across three floors, the property features multiple reception rooms, a large kitchen diner, driveway, garage access, and a spacious rear garden.

**Entrance Hall**

Door to the front and radiator.

**W C**

Window to the side and WC.

**Reception Room One**

Bay window to the front and radiator.

**Reception Room Two**

French doors to the rear and radiator.

**Kitchen**

Fitted kitchen comprising of wall and base units with work surfaces over, sink drainer unit, radiator and space for appliances. Door to the front and door to the garage

**Wet Room**

With panelled walls, shower, hand wash basin and radiator.

**First Floor Landing**

Stairs rising from the ground floor

**Bedroom One**

Bay window to the front and radiator

**Bedroom Two**

Window to the rear fitted wardrobe and radiator

**Bedroom Three**

Window to the front and radiator

**Bedroom Four**

Window to the rear and radiator

**Bedroom Five**

Window to the front and radiator

**Bathroom**

Window to the rear, corner bath,, WC and radiator

**Second Floor Landing**

Stairs rising from the first floor

**Bedroom Six**

two velux windows to the rear, one velux window to the front and radiator

**Front & Rear Of Property**

To the front of the property is a driveway leading to the integral garage. To the rear of the property is a garden laid to lawn with a patio.

**Agents Note**

We have been unable to verify if Building Regulation Certification has been provided for the loft conversion to the property. We ask that you satisfy yourself in this regard before proceeding



**view this property online** [williamhbrown.co.uk/Property/LHS120807](http://williamhbrown.co.uk/Property/LHS120807)



**welcome to**

## **Trueway Road, Leicester**

- Six-bedroom semi-detached
- Popular Ways development, Evington
- Two reception rooms & large kitchen diner
- Ground-floor WC and wet room
- Driveway, garage access & rear garden

Tenure: Freehold EPC Rating: Awaiting

Council Tax Band: E

offers in the region of

**£600,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
LHS120807 - 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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