



Farrier Lane, Leicester LE4 0WB

welcome to

Farrier Lane, Leicester

A well-proportioned three-bedroom semi-detached home with a self-contained one-bedroom annexe, ideal for multi-generational living or a home office. Conveniently located close to Leicester city centre, the property also benefits from a driveway, integral garage, and enclosed rear garden.

Entrance Hall

Door to the front.

Lounge

Window to the front, window to the rear and two radiators.

Kitchen

Fitted kitchen comprising of wall and base units with work surfaces over, sink drainer unit and radiator. Window to the rear and door to the rear.

First Floor Landing

Window to the side.

Bedroom One

Window to the rear and radiator.

Bedroom Two

Window to the front and radiator.

Bedroom Three

Window to the front, fitted storage and radiator.

Bathroom

Window to the rear, bath with shower over, WC, hand wash basin, radiator and fully tiled.

Ground Floor Annexe

Entrance Hall

With access to all rooms.

Lounge

Window to the side, radiator and patio door leading to the conservatory

Kitchen

Fitted kitchen comprising of wall and base units with work surfaces over, sink drainer unit and radiator. Window to the side.

Conservatory

French doors to the rear and radiator.

Bedroom

Window to the front and radiator.

Bathroom

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

Integral Garage

Rear Of Property

To the rear of the property is an easy to maintain garden.

Agents Note

The Vendor has advised that the property has solar panels that are owned/managed by shade green and they do all the maintenance and upkeep. They were fitted 18 years ago for free. Any prospective buyer is advised to clarify this information with their legal representative.





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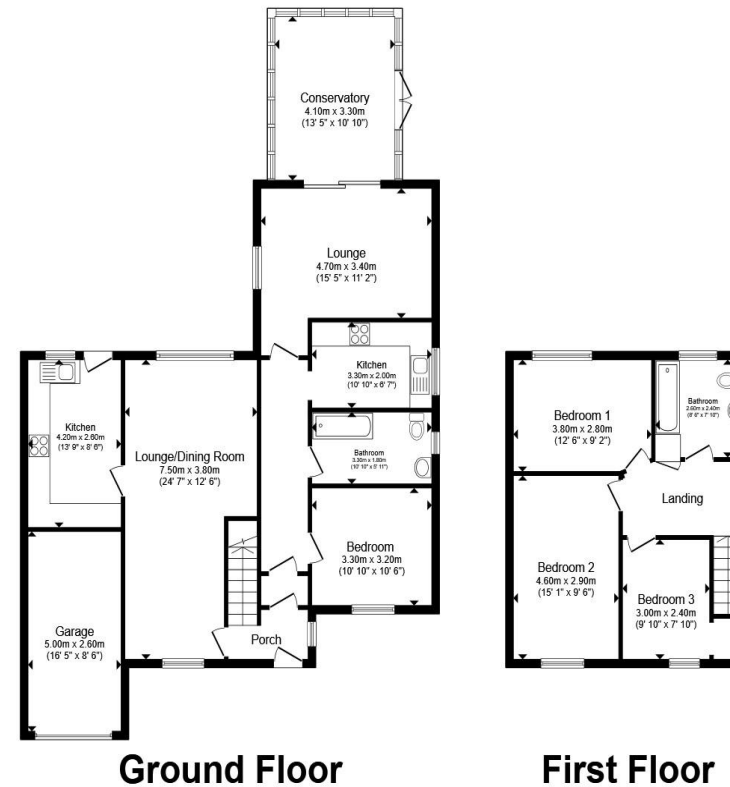
- Three-bedroom semi-detached home
- Self-contained one-bedroom annexe
- Ideal for multi-generational living
- Driveway and integral garage
- Enclosed rear garden with patio and lawn

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: B

offers in the region of

£350,000



Total floor area 159.5 m² (1,717 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



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Property Ref:
LHS120753 - 0006

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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