



**Dunholme Road, LEICESTER LE4 9BW**

**welcome to**

## **Dunholme Road, LEICESTER**

A three-bedroom semi-detached home set on a generous corner plot. The property features a lounge with conservatory, fitted kitchen, and a modern shower room. Outside offers a low-maintenance rear garden and a large front garden with potential for off-road parking, subject to permissions

### **Entrance Porch**

Door to the front.

### **Entrance Hall**

Door to the front, radiator and door to the side.

### **Lounge**

Window to the front, radiator and sliding doors to the conservatory

### **Kitchen**

Fitted kitchen comprising of wall and base units with work surfaces over, sink drainer unit, tiled flooring, radiator, integrated oven, hob and microwave. Window to the rear

### **Conservatory**

With access to the rear.

### **First Floor Landing**

With stairs rising from the ground floor.

### **Bedroom One**

Window to the front and radiator

### **Bedroom Two**

Window to the rear and radiator

### **Bedroom Three**

Window to the front and radiator

### **Shower Room**

Window to the rear, shower cubicle, WC, hand wash basin, panelled walls and ceiling, tiled flooring and radiator.

### **Front & Rear Of Property**

The property boasts a substantial front garden with scope for off-road parking for multiple vehicles, subject to the necessary consents. To the rear of the property is an easy to maintain garden.





***view this property online*** [williamhbrown.co.uk/Property/LHS120665](http://williamhbrown.co.uk/Property/LHS120665)



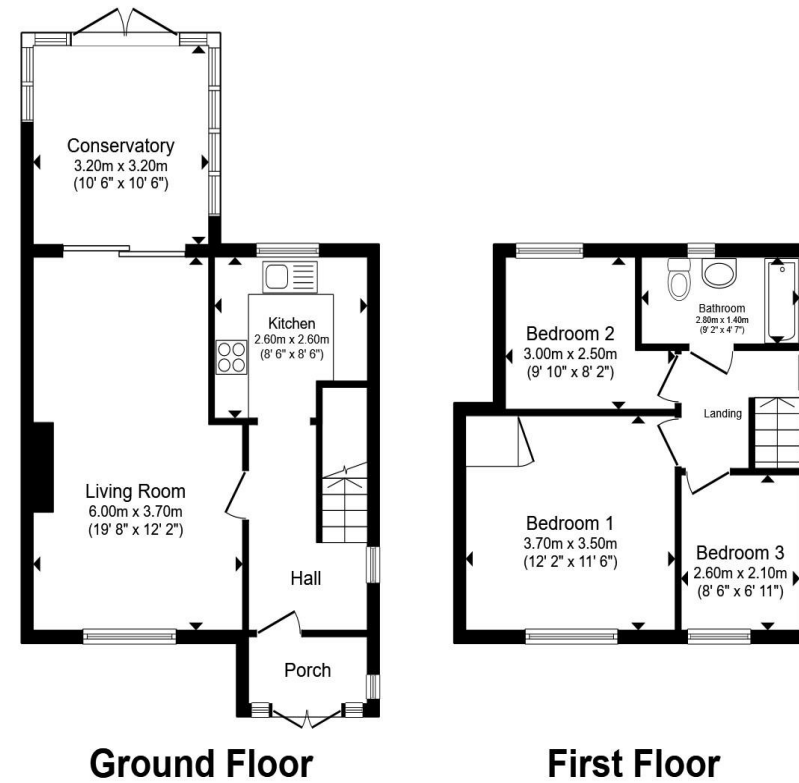
welcome to

## Dunholme Road, LEICESTER

- Semi Detached
- Three Bedrooms
- Conservatory
- Rear Garden
- Corner Plot

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

offers in the region of  
**£300,000**



Total floor area 82.0 m<sup>2</sup> (883 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](http://www.propertybox.io)



view this property online [williamhbrown.co.uk/Property/LHS120665](http://williamhbrown.co.uk/Property/LHS120665)



Property Ref:  
LHS120665 - 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.

  
william h brown



**0116 251 4131**



[Leicester@williamhbrown.co.uk](mailto:Leicester@williamhbrown.co.uk)



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



[williamhbrown.co.uk](http://williamhbrown.co.uk)