



**Barton Road, Leicester LE3 9BD**

**welcome to**

**Barton Road, Leicester**

Well presented four bedroom semi detached home featuring a through lounge, large downstairs WC/utility, kitchen and spacious extended living room. Includes four bedrooms, master en suite, family bathroom, rear garden and off road parking.



**Entrance Porch**

Door to the front.

**Entrance Hall**

Door to the front.

**Through Lounge**

Double glazed bay window to the front and patio doors to the rear.

**Living Room**

Double glazed window to the front.

**Kitchen**

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

**Utility Room**

With breakfast bar and tiled flooring.

**W C**

With WC, hand wash basin and fully tiled.

**First Floor Landing**

With stairs rising from the ground floor.

**Bedroom One**

Double glazed window to the front and fitted wardrobes.

**En-Suite**

Double glazed window to the rear, bath with shower over, WC, hand wash basin and fully tiled.

**Bedroom Two**

Double glazed window to the rear, fitted wardrobes and loft access.

**Bedroom Three**

Double glazed window to the front and fitted wardrobes.

**Bedroom Four**

Double glazed window to the front.

**Shower Room**

Double glazed window to the rear, shower cubicle, WC, hand wash basin and fully tiled.

**Front & Rear Of Property**

To the front of the property is a blocked pave driveway. To the rear of the property is an easy to maintain garden laid to lawn with a patio.



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welcome to

## Barton Road, Leicester

- Extended four bedroom semi detached
- Through lounge plus spacious second living room
- Fitted kitchen
- En-suite
- Off road parking

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

**£365,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
LHS120572 - 0002

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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.



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