



Witherdell, Leicester LE4 0PR

welcome to

Witherdell, Leicester

A spacious three bedroom detached home in Beaumont Leys with large through lounge, modern kitchen, and comfortable bedrooms. Driveway and garage, plus a private rear garden. Great commuting routes with easy access to the A46.



Lounge

Window to the front, french doors to the rear and tow radiators.

Kitchen

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

First Floor Landing

With stairs rising from the ground floor.

Bedroom One

Window to the front, carpeted and radiator.

Bedroom Two

Window to the rear, carpeted and radiator.

Bedroom Three

Window to the front, carpeted and radiator.

Bathroom

Window to the rear, bath, hand wash basin and radiator.

Separate W C

Window to the rear and WC.

Front & Rear Of Property

To the front of the property is a driveway that provides off-road parking, along with a separate garage. The rear garden offers a private outdoor space for children to play or for social gatherings.



view this property online williamhbrown.co.uk/Property/LHS120352



welcome to Witherdell, Leicester

- Three Spacious Bedrooms
- Large Through Lounge
- Modern Fitted Kitchen
- Driveway with Garage
- Private Rear Garden

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

£300,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/LHS120352



Property Ref:
LHS120352 - 0003

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



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



williamhbrown.co.uk