



**The Poppins, Leicester LE4 1DN**

**welcome to**

**The Poppins, Leicester**

A well-presented three-bedroom semi-detached freehold home with lounge, kitchen-diner, family bathroom, front driveway and enclosed rear garden — excellent location near shops and transport



### **Lounge**

12' 3" x 16' 1" ( 3.73m x 4.90m )

Window to the rear, patio doors to the rear, radiator and stairs rising to the first floor.

### **Dining Room**

15' 10" x 7' 3" ( 4.83m x 2.21m )

Window to the front, fitted wall and base units and radiator.

### **Kitchen / Diner**

11' 8" x 8' ( 3.56m x 2.44m )

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

### **First Floor Landing**

Window to the side and loft access.

### **Bedroom One**

10' 1" x 9' 6" ( 3.07m x 2.90m )

Window to the rear, built in wardrobe and radiator.

### **Bedroom Two**

10' x 7' 11" ( 3.05m x 2.41m )

Window to the front and radiator.

### **Bedroom Three**

7' 1" x 7' 11" ( 2.16m x 2.41m )

Window to the front and radiator.

### **Wet Room**

Window to the rear, shower, WC and hand wash basin.

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

To the front of the property is a small garden laid lawn and a driveway providing off road parking. To the rear of the property is a garden laid to lawn with a patio area and fenced boundaries.



***view this property online*** [williamhbrown.co.uk/Property/LHS119423](http://williamhbrown.co.uk/Property/LHS119423)



welcome to

## The Poppins, Leicester

- Semi-detached
- Three bedrooms
- Driveway parking
- Enclosed garden
- Fitted Kitchen

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

offers over

**£240,000**



Please note the marker reflects the  
postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/LHS119423](http://williamhbrown.co.uk/Property/LHS119423)



Property Ref:  
LHS119423 - 0004

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)**