





Kinsdale Drive,Leicester LE5 2PW

william h brown

welcome to

Kinsdale Drive, Leicester

A well-presented three-bedroom mid-terraced home situated on the popular Kinsdale Drive in Thurnby Lodge. The property offers a spacious lounge, fitted kitchen, UPVC conservatory, three bedrooms, family bathroom with separate WC, off-road parking and a lawned rear garden. No upward chain

Entrance Hall
Door to the front, radiator and carpeted.

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

Kitchen
Fitted kitchen comprising of wall and base units with work surfaces over, sink drainer unit, radiator and space for appliances. Door to the rear.

Conservatory
Windows to the rear and side, doors to the rear and door to the side.

First Floor Landing
Loft access

Bedroom One
Window to the rear, integrated storage and radiator.

Bedroom Two
Window to the front, integrated storage and radiator.

Bedroom Three
Window to the front, integrated storage and radiator.

Bathroom
Window to the rear, bath with shower over, hand wash basin and radiator.

Separate W C
Window to the rear, WC and radiator.

Front & Rear Of Property
To the front of the property is a driveway providing off road parking. To the rear of the property is an enclosed lawned garden.

Agents Note
Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.









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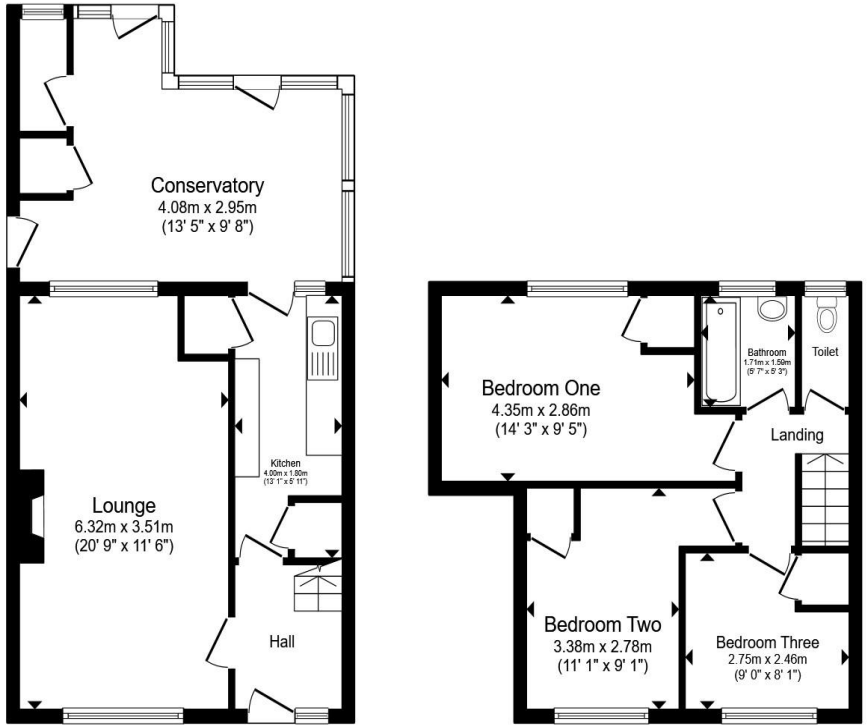
Kinsdale Drive, Leicester

- Three-bedroom mid-terraced home
- Spacious lounge
- Fitted kitchen with UPVC conservatory
- Family bathroom with separate WC
- Driveway providing off-road parking

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

offers over

£220,000



Total floor area 92.0 m² (991 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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The Property Ombudsman

Property Ref:
LHS121499 - 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

0116 251 4131

Leicester@williamhbrown.co.uk

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

williamhbrown.co.uk

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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.