

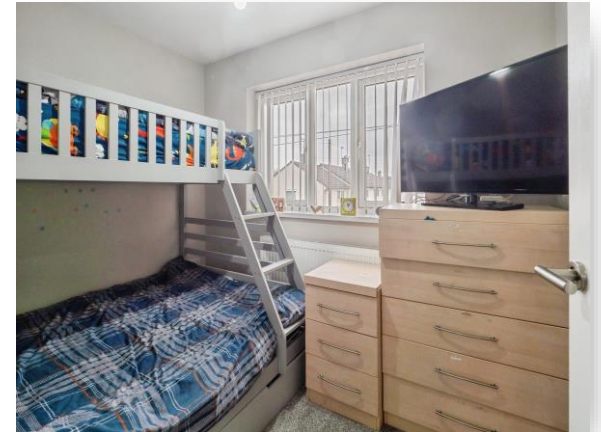


Kirkwall Crescent, Leicester LE5 2QB

welcome to

Kirkwall Crescent, Leicester

Discover this charming semi-detached home in Thurnby Lodge, Leicester. Featuring two receptions, one with a modern media wall, a functional kitchen, and a shower room on the ground floor. Upstairs, enjoy four bedrooms, including a master with an en-suite, and a stylish main bathroom



Entrance Porch
Entrance Hall
Lounge

18' 11" max x 10' 8" into recess (5.77m max x 3.25m into recess)

Window to the front, window to the rear, wooden flooring and radiator.

Reception Room Two

16' 8" max x 13' 6" max (5.08m max x 4.11m max)

Two windows to the front, media wall, wooden flooring and radiator.

Kitchen

20' 11" x 10' 4" (6.38m x 3.15m)

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

Shower Room

Shower cubicle, WC, hand wash basin and towel radiator.

First Floor Landing

With stairs rising from the ground floor.

Bedroom One

13' 4" max x 9' 4" max (4.06m max x 2.84m max)

Window to the rear and radiator.

En-Suite

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

Bedroom Two

14' max x 9' 9" into recess (4.27m max x 2.97m into recess)

Window to the front and radiator.

Bedroom Three

10' 2" x 8' 11" (3.10m x 2.72m)

Window to the rear and radiator.

Bedroom Four

9' 3" x 7' 6" (2.82m x 2.29m)

Window to the front and radiator.

Bathroom

Window to the rear, bath with shower over, WC, vanity hand wash basin, towel radiator and fully tiled.

Front & Rear Of Property

To the front of the property is a driveway providing off road parking, To the rear of the property is a well-maintained garden.

Agents Note

The property is of non standard construction. please speak with your conveyancer



view this property online williamhbrown.co.uk/Property/LHS120197



welcome to

Kirkwall Crescent, Leicester

- Semi Detached
- Four Bedrooms
- Two Reception Rooms
- En-Suite to Master Bedroom
- Off Road Parking

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

offers over
£375,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/LHS120197



Property Ref:
LHS120197 - 0005

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