



Badminton Road, Leicester LE4 7RQ

welcome to

Badminton Road, Leicester

A four-bedroom semi-detached home featuring a large open lounge, modern kitchen, utility room, downstairs bathroom, and underfloor heating throughout the ground floor. Upstairs offers four bedrooms and a family bathroom. Block-paved driveways to the front and rear garden.



Entrance Hall

Door to the front and tiled flooring.

Lounge

Two windows to the front, skylights, storage cupboard and under floor heating.

Kitchen

Fitted kitchen comprising of wall and base units with work surfaces over, sink drainer unit, tiled floor, integrated double oven, hob, microwave, fridge freezer and dishwasher. Window to the rear and french doors to the rear.

Utility Room

Wall and base units with work surfaces over.

Shower Room

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

First Floor Landing

With base units, radiator and loft access.

Bedroom One

Window to the front and radiator.

Bedroom Two

Window to the front and radiator.

Bedroom Three

Window to the rear and radiator.

Bedroom Four

Window to the rear and radiator.

Bathroom

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

Front & Rear Of Property

To the front of the property is a block-paved driveway. To the rear of the property is a paved garden with brick built storage.



view this property online williamhbrown.co.uk/Property/LHS120557



welcome to

Badminton Road, Leicester

- Semi Detached
- Four Bedrooms
- Underfloor Heating On Ground Floor
- Modern Kitchen
- Off Road Parking

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

£380,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/LHS120557



Property Ref:
LHS120557 - 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 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