



Lower Keyham Lane, Leicester LE5 1FZ

welcome to

Lower Keyham Lane, Leicester

A detached bungalow offering five bedrooms, two with en-suites, a modern fitted kitchen with integrated appliances, underfloor heating to the lounge and main bedroom, a family bathroom, a wet room, a block-paved and turfed rear garden, electric gated frontage, and a garage with an electric door

Entrance Hall

Door to the front, wooden flooring, two radiators and glass panelled stair case to the first floor.

Lounge

Window to the rear, window to the side, french doors to the rear, wooden flooring, air conditioning, under floor heating and two radiators.

Kitchen

Fitted kitchen comprising of wall and base units with work surfaces over, sink drainer unit with hot water/filter tap, island unit, integrated oven, hob, microwave and dishwasher. Window to the rear.

Bedroom One

Bay window to the front, under floor heating, radiator and carpeted.

Bedroom Two

Window to the front, fitted wardrobes, radiator and carpeted.

En-Suite

Shower, WC, and hand wash basin.

Wet Room

Window to the side, shower, WC, hand wash basin, towel radiator and fully tiled.

First Floor Landing

Bedroom Three In Dormer

Skylight to the front, fitted wardrobes, radiator and carpeted.

Bedroom Four In Dormer

Window to the rear, fitted wardrobes, radiator and carpeted.

En-Suite

Shower, WC and hand wash basin.

Bedroom Five In Dormer

Window to the rear, fitted bunk beds and spot lights.

Bathroom

Two skylights to the front, Jacuzzi bath, WC, hand wash basin and radiator.

Garage

With electric door.

Front & Rear Of Property

To the front of the property is a block paved driveway access via an electric gate. To the rear of the property is a garden with a block paved area and an area laid to lawn. There is also a hot tub in the rear garden which the owners are including in the sale.

Agent Note One

The Vendor has advised that there is existing planning permission for a single storey extension to the rear of the property. Any prospective buyer is advised to clarify this information with their legal representative.

Agent Note Two

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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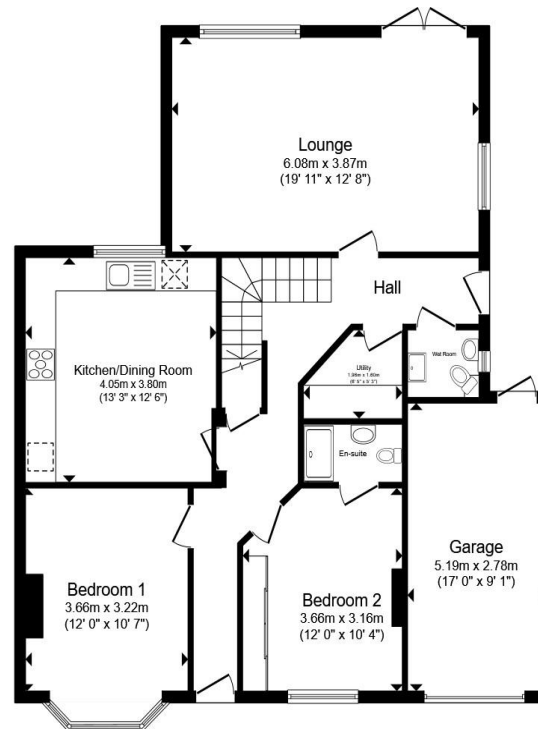
Lower Keyham Lane, Leicester

- Detached Bungalow
- Five Bedrooms
- Two En-Suites
- Rear Garden With Hot Tub
- Garage

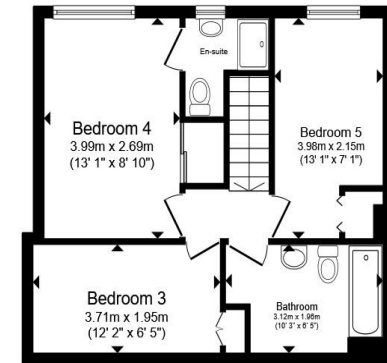
Tenure: Freehold EPC Rating: C
Council Tax Band: B

offers in the region of

£500,000



Ground Floor



First Floor

Total floor area 142.9 m² (1,538 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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Property Ref:
LHS121291 - 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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.


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