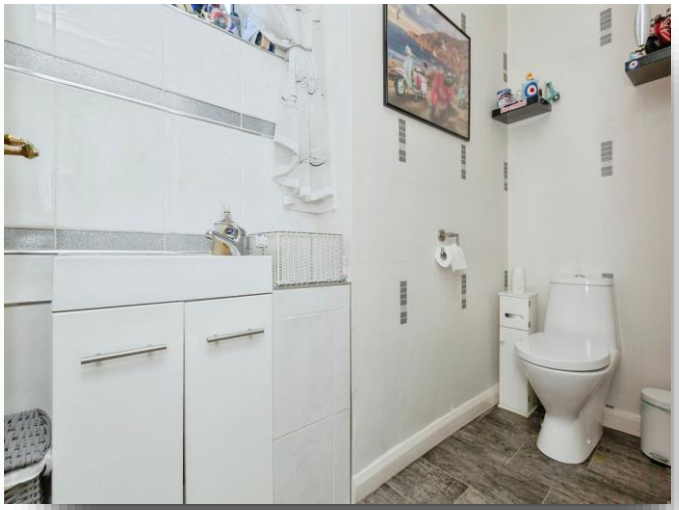






Uppingham Road,Leicester LE5 6RA

william h brown

welcome to

Uppingham Road, Leicester

Situated on the popular Uppingham Road, this three double-bedroom detached home occupies a generous corner plot and offers excellent potential for modernisation. The property features a spacious living/dining room, conservatory, fitted kitchen, wraparound gardens, detached garage, and ample parking

Entrance Porch

Entrance Hall
Storage cupboard and radiator.

W C
Window to the side, WC, vanity hand wash basin and radiator.

Lounge/Dining Room
Window to the front, patio door to the rear, patio door to the side leading to the conservatory.

Conservatory
French doors to the rear.

Kitchen
Fitted kitchen comprising of wall and base units with work surfaces over, sink drainer unit, radiator, integrated fridge freezer and space for appliances. Window to the rear and door to the side.

First Floor Landing
Window to the side and loft access.

Bedroom One
Window to the rear, fitted wardrobes and radiator.

Bedroom Two
Window to the front, fitted wardrobes and radiator.

Bedroom Three
Window to the rear and radiator.

Shower Room
Window to the front, double shower enclosure, WC, vanity hand wash basin and towel radiator.

Exterior
Outside, the property benefits from mature wraparound gardens, offering a private outdoor space with scope for extension (STPP). A detached garage with power and lighting, together with a private driveway accessed via Davett Close, provides ample off-road parking.









view this property online williamhbrown.co.uk/Property/LHS121054

welcome to

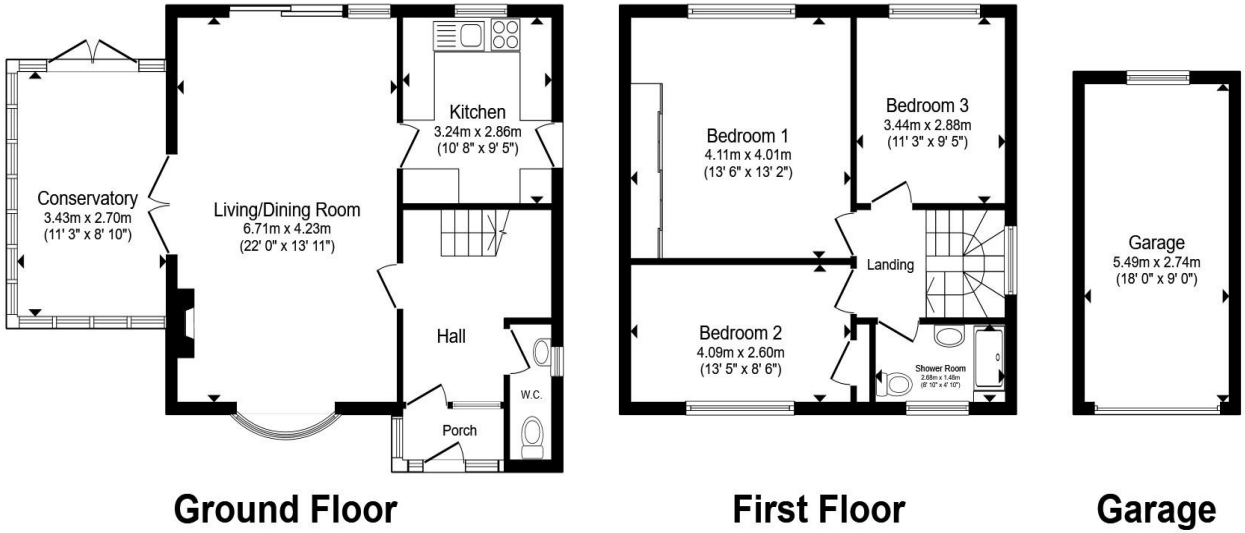
Uppingham Road, Leicester

- Three Double Bedrooms
- Detached
- Wrap around garden
- Garage & off-road parking
- Conservatory

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

offers in the region of

£340,000



Total floor area 123.3 m² (1,327 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

william h brown

view this property online williamhbrown.co.uk/Property/LHS121054

The Property Ombudsman

Property Ref:
LHS121054 - 0003

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 Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.