

Lady Hay Road, LeicesterLE3 9QW

william h brown

welcome to

Lady Hay Road, Leicester

Impressive four-bedroom detached family home situated on the popular Lady Hay Road, offering four double bedrooms, en-suite to the principal bedroom, open-plan kitchen diner, conservatory, home office, detached double garage, ample parking and a private rear garden.

Situated on the popular Lady Hay Road, this impressive four-bedroom detached family home offers spacious and versatile accommodation throughout, ideal for modern family living. Set back from the road, the property benefits from ample off-road parking, a detached double garage and a private rear garden.

The accommodation begins with a porch leading into the entrance hall, providing access to a spacious lounge with a bay window and feature fireplace, a separate reception room and an additional office, offering excellent flexibility for families and those working from home.

The heart of the home is the open-plan kitchen diner, providing ample space for both everyday living and entertaining. A conservatory to the rear enjoys views over the garden, while a utility room and ground floor WC add further practicality.

Upstairs, there are four generous double bedrooms, all benefiting from fitted wardrobes. The principal bedroom enjoys its own en-suite shower room, while the remaining bedrooms are served by a family bathroom.

Outside, the property offers a driveway providing parking for multiple vehicles, access to the detached double garage and a well-maintained rear garden with a patio seating area.

Entrance Porch

Entrance Hall

Lounge

Study

Kitchen/Diner

Utility Room

Conservatory

First Floor Landing

Bedroom One

En-Suite

Bedroom Two

Bedroom Three

Bedroom Four

Bathroom

Double Garage

Front & Rear Of Property

Agents Note

welcome to

Lady Hay Road

- Executive detached family home
- Open-plan kitchen diner
- Home office/playroom
- Detached double garage
-

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

£450,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/LHS121145

The Property Ombudsman

Property Ref:
LHS121145 - 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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. 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