



Farrier Lane, Leicester LE4 0WB

welcome to

Farrier Lane, Leicester

A well-proportioned three-bedroom semi-detached home with a self-contained one-bedroom annexe, ideal for multi-generational living or a home office. Conveniently located close to Leicester city centre, the property also benefits from a driveway, integral garage, and enclosed rear garden

Entrance Hall

Door to the front.

Lounge

Window to the front, window to the rear and two radiators.

Kitchen

Fitted kitchen comprising of wall and base units with work surfaces over, sink drainer unit and radiator.

Window to the rear and door to the rear.

First Floor Landing

Window to the side.

Bedroom One

Window to the rear and radiator.

Bedroom Two

Window to the front and radiator.

Bedroom Three

Window to the front, fitted storage and radiator.

Bathroom

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

Ground Floor Annexe

Entrance Hall

With access to all rooms.

Lounge

Window to the side, radiator and patio door leading to the conservatory

Kitchen

Fitted kitchen comprising of wall and base units with work surfaces over, sink drainer unit and radiator.

Window to the side.

Conservatory

French doors to the rear and radiator.

Bedroom

Window to the front and radiator.

Bathroom

Window to the side, bath with shower over, WC, hand wash basin and radiator.

Integral Garage Rear Of Property

To the rear of the property is an easy to maintain garden.

Agents Note

The Vendor has advised that the property has solar panels that are owned/managed by shade green and they do all the maintenance and upkeep. They were fitted 18 years ago for free. Any prospective buyer is advised to clarify this information with their legal representative.

Agents Note

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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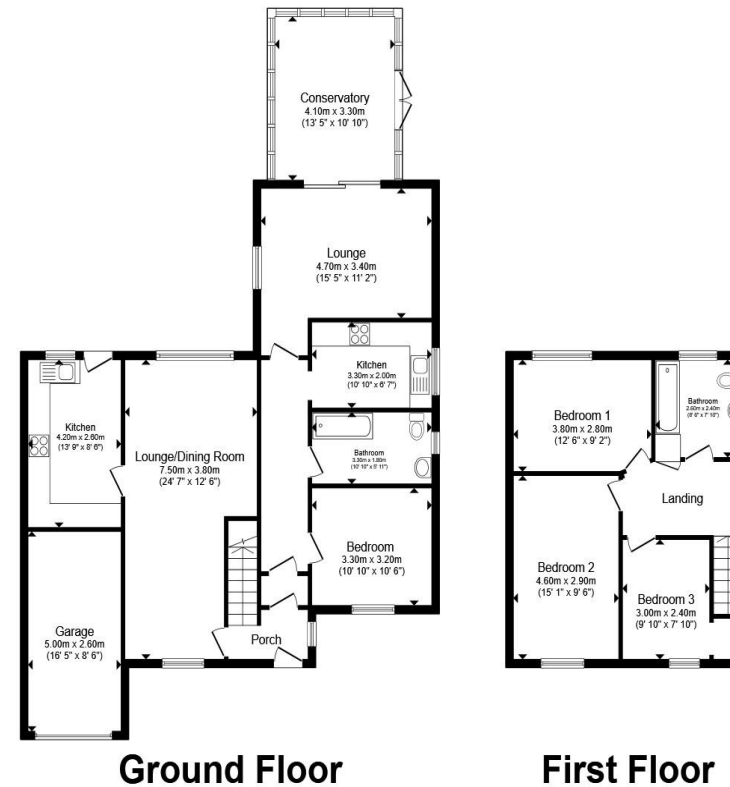
- Three-bedroom semi-detached home
- Self-contained one-bedroom annexe
- Ideal for multi-generational living
- Driveway and integral garage
- Enclosed rear garden with patio and lawn

Tenure: Freehold EPC Rating: C

Council Tax Band: B

offers in the region of

£350,000



Total floor area 159.5 m² (1,717 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:
LHS120753 - 0009

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.

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