



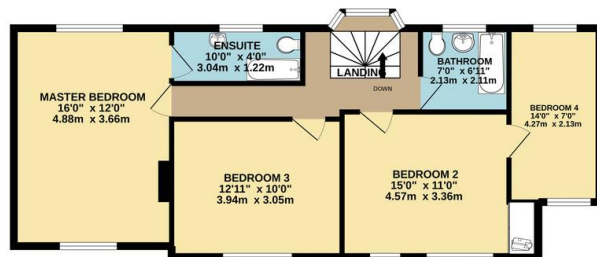
# Property Summary

Substantial character property with annexe available for sale in a desirable part of the West End of Leicester. Retaining many original features, the accommodation comprises four / five bedrooms with lounge, study, kitchen / diner, ground floor bedroom with shower en suite, utility room and further ground floor W.C, with stairs rising to three / four bedrooms and family bathroom and master en suite bathroom. The property also benefits from extensive private mature gardens, off road parking, driveway and garage. Set within the catchment area for popular local schools, this home offers a tremendous amount of potential across various uses.



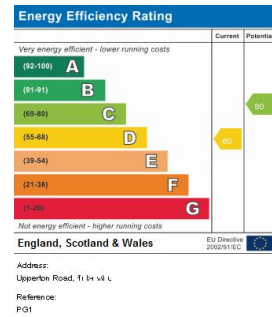
GROUND FLOOR  
778 sq.ft. (72.3 sq.m.) approx.

1ST FLOOR  
748 sq.ft. (69.5 sq.m.) approx.



TOTAL FLOOR AREA : 1526 sq.ft. (141.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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- Detached Character Property
- Period Features
- Four / Five Bedrooms
- Annexe
- Ground Floor Ensuite Shower Room
- Kitchen / Diner
- Master Ensuite
- Private Mature Gardens

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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