



Sell MyHome

Walshe Road, Leicester, LE5

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Sell MyHomeTM
.co.uk



- FOUR BEDROOM SEMI DETACHED HOME
- ONLY 4 MIN WALK TO MASJID MUADH IBN JABAL MOSQUE
- FREEHOLD
- SPACIOUS LIVING
- MUST SEE PROPERTY
- HIGHLY SOUGHT AFTER LOCATION OF LE5
- OFF ROAD PARKING
- GCH & DOUBLE GLAZED WINDOWS
- CORNER PLOT

SellMyHome are proud to present to market this spacious four-bedroom semi-detached home, ideally situated on a generous corner plot in the sought-after LE5 area of Leicester.

This well-proportioned home offers flexible living across two floors, making it an excellent choice for families looking for space, practicality, and convenience.

The ground floor comprises a welcoming entrance hall, a bright living room, a modern kitchen/dining area, a separate utility room, and a ground floor shower room. Upstairs, the property boasts four very good-sized bedrooms, two of which benefit from built-in wardrobes, the smallest providing a built-in cupboard space along with a stylish three-piece family bathroom.

Externally, the home occupies a corner plot with a private front garden offering additional outdoor space, while the rear garden provides a low-maintenance area to enjoy. Off-road parking is also available.

The location of this property is a real highlight – situated in LE5, it offers easy access to excellent local schools, shops, and amenities. It is also well placed for transport links into Leicester city centre and beyond, making it perfect for both families and commuters.

This is a must-see home offering space, practicality, and an ideal location!

Early viewing is highly recommended to avoid missing out on your next home.

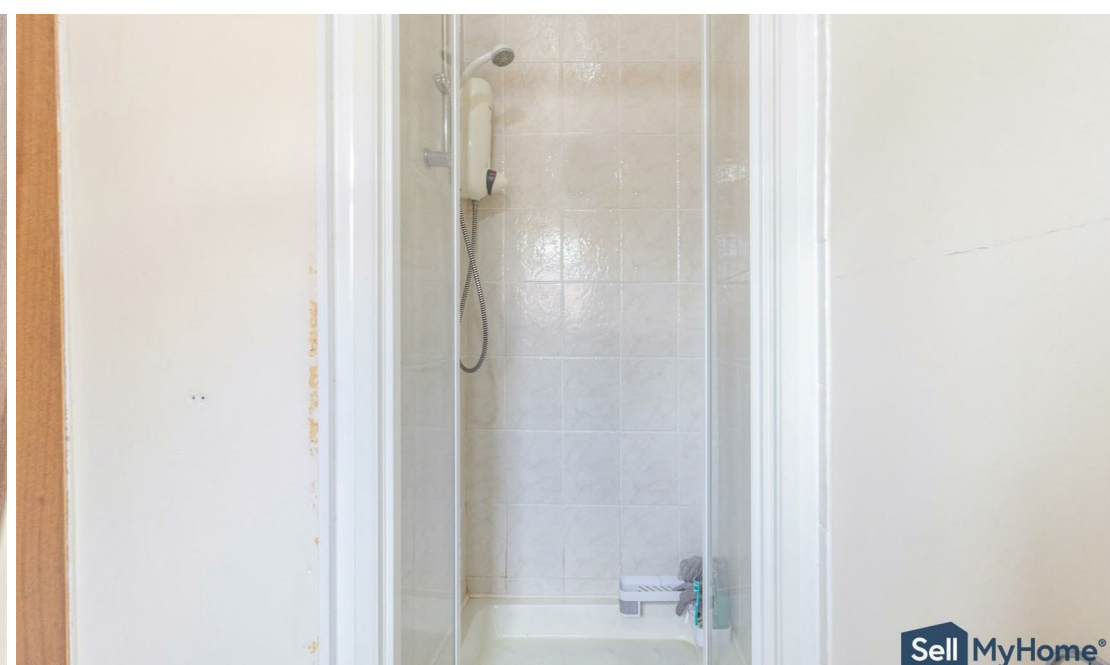
Tenure: Freehold

Price Guide: £375,000





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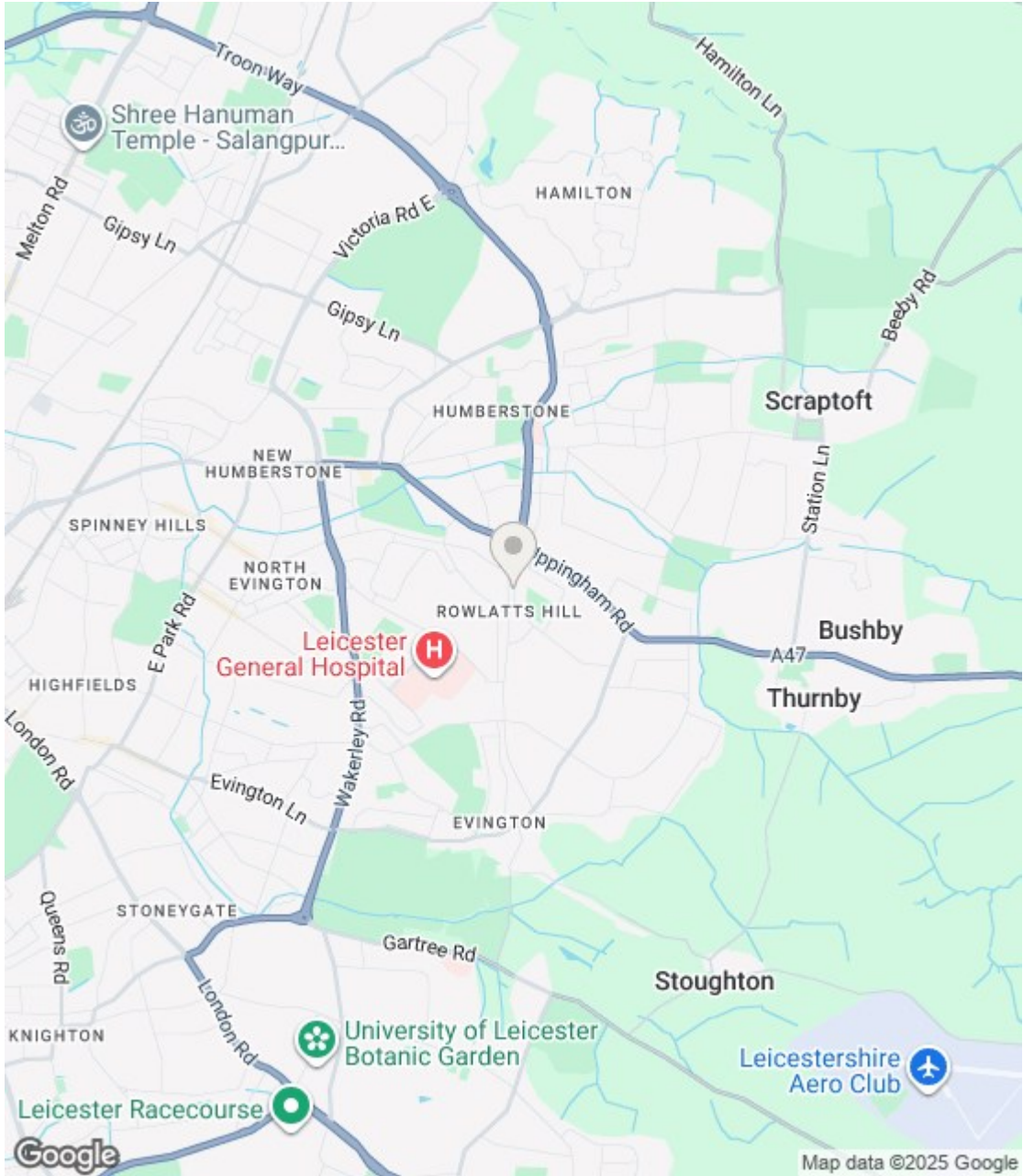
Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

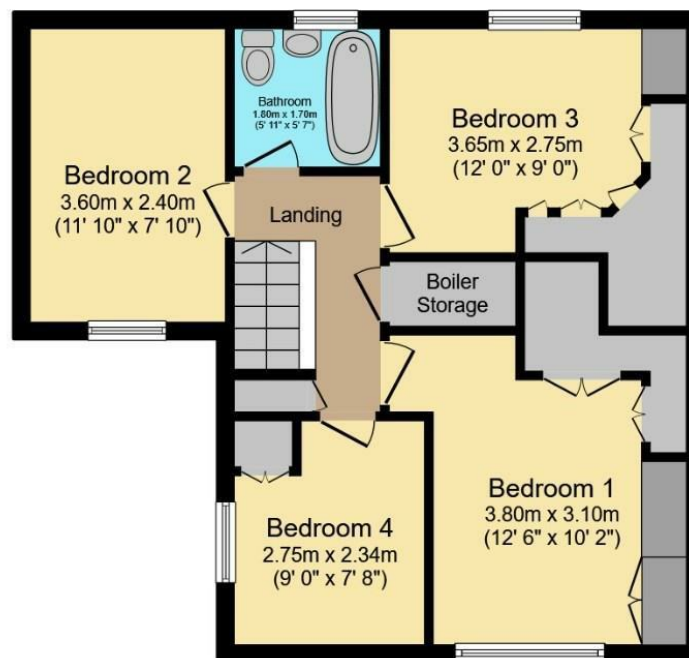
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C	74	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

PRS Property Redress Scheme





Ground Floor



First Floor

Total floor area 102.5 sq.m. (1,103 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.focalagent.com

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