

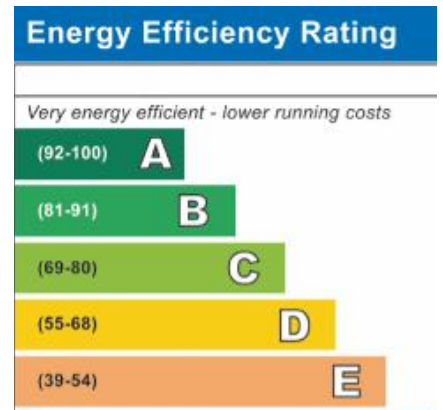
## FOR SALE

5 Bed Link Detached in Westfield Road, Western Park, Leicester LE3 6HS  
£475,000

Occupying an excellent position in the sought after Western Park, this substantial extended 5 bedroom family home offers over 2,200 sq ft of versatile accommodation. Comprising entrance hall with elegant harlequin tiled floor, three reception rooms, utility, WC and kitchen diner on the ground floor, four bedrooms with family bathroom on the first floor and large master bedroom, en suite shower room and dressing room on the second floor.



**TOTAL FLOOR AREA:** 2213 sq ft. (205.6 sq m.) approx.  
While 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 misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, options and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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- Five Bedrooms
- Two Bathrooms
- Over 2200 sq ft of accommodation
- Three Reception Rooms
- Three WCs
- Kitchen Diner
- Master Bedroom With Juliet Balcony
- Excellent Condition Throughout

**Agents Note:** Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are 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.

