



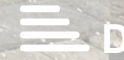
READINGS

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Hinckley Road
Leicester Forest East, LE3 3GL

£325,000



Hinckley Road

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Skillfully extended to the side and rear, this spacious semi-detached family home offers flexible ground floor accommodation, along with three well-proportioned bedrooms. The property benefits from a large driveway accommodating multiple vehicles and includes an electric car charging point. Situated nicely back from Hinckley Road, it also features a large rear garden, making it an ideal family home.

The ground floor includes a welcoming entrance hall, a front lounge with a log burner, a middle room currently used as a dining room, and a rear reception room overlooking the garden, which serves as an additional sitting room, study, or playroom. The breakfast kitchen is equipped with high-quality units, and the large utility room with space for white goods features a Velux window for extra light. A handy toilet with a wash hand basin completes the ground floor.

Upstairs, you will find three generously sized bedrooms with fitted wardrobes. The contemporary bathroom features a three-piece suite with a bath and a rainfall shower overhead. Located within walking distance of local amenities and schools, with easy access to the M1 and M69 motorway networks for commuters, this property is an excellent opportunity for a family home. Early viewing is recommended to avoid missing out.

Entrance hall

Lounge

13'6" x 12'0" (4.14m x 3.66m)

Dining room

11'10" x 10'11" (3.61m x 3.34m)

Sitting room

12'5" x 9'1" (3.81m x 2.79m)

Breakfast kitchen

17'8" x 6'11" (5.41m x 2.11m)

Utility room

21'5" max x 9'2" max (6.53m max x 2.80m max)

Downstairs WC

Landing

Bedroom one

12'0" x 10'11" (3.67m x 3.34m)





Bedroom two
12'1" x 10'9" (3.69m x 3.29m)

Bedroom three
8'5" x 7'1" (2.58m x 2.16m)

Bathroom
6'11" x 5'9" (2.11m x 1.76m)

Property Information

Tenure: Freehold
Local Authority: Blaby
Council Tax Band: C
Type of Construction: Brick with tiled roof
Services: The property is offered to the market with all mains services and gas-fired central heating.
Multiple Options for Broadband/mobile phone signal.
Flood Risk: No risk

Tenure

The property is being sold freehold with Vacant Possession upon completion. **FIXTURES AND FITTINGS** - All the items mentioned in these sales details are to be included within the purchase price. **SERVICES** - None of the services, fitting or appliances (if any) heating installations, plumbing or electrical systems have been tested by the selling agents, neither have the telephone or television points.

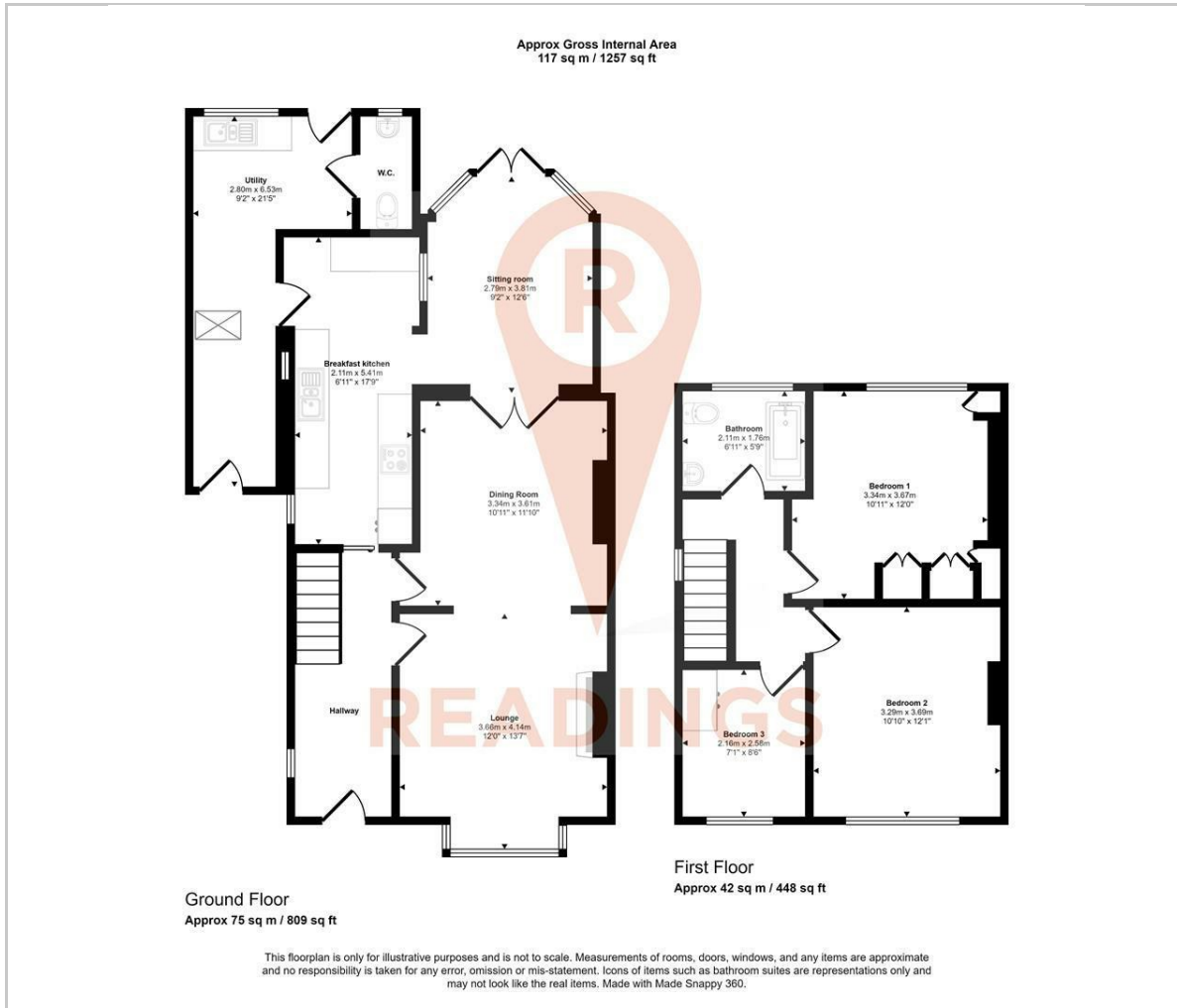
Anti Money Laundering

Under the Protecting Against Money Laundering and Proceeds of Crime Act 2002 all prospective purchasers proceeding with a purchase will be asked to provide us with photographic I.D. (e.g. Passport, driving licence etc) and proof of address (e.g. Current utility bill, bank statement, council tax demand). This information will be required before solicitors are instructed on a sale or purchase.

Consumer Protection Legislation

These sales details have been written to conform to Consumer Protection Legislation. Whilst we endeavour to make our sales details accurate and reliable, if there is any point of particular importance to you, please contact the office and we will check the information for you, particularly if contemplating travelling some distance to view. Measurements are given in good faith and whilst believed to be accurate these should be checked by the purchaser for verification. The measurements are carried out in accordance with the RICS and ISVA code of measuring practice.

Floor Plan



Viewing

Please contact our Leicester Office on 0116 2227575 if you wish to arrange a viewing appointment for this property or require further information.

Area Map



Energy Efficiency Graph

