



Hilders Road, Western Park

Offers Over £450,000

A extended FOUR-BEDROOM detached home with TWO reception rooms, en-suite and family bathroom. Outside, the property has a garage and double driveway, and to the rear is a delightful garden



0116 274 5544





Entrance Porch

With a window to the front elevation.

Entrance Hall

With a cupboard and a radiator.

WC

With a WC and wash hand basin.

Lounge

15' 2" x 11' 5" (4.62m x 3.48m)

With a bay window to the front elevation, gas fire and a radiator.

Dining Room

11' 6" x 10' 7" (3.51m x 3.23m)

With windows to the rear elevation, French doors to the rear elevation, and a radiator.

Kitchen

14' 5" x 7' 0" (4.39m x 2.13m)

With a window to the rear elevation, a range of wall and base units with work surfaces over, sink, double oven, hob, dishwasher, radiator, door to the side elevation and a door to the garage.

Landing

With a window to the rear elevation.



Bedroom One

11' 11" x 11' 6" (3.63m x 3.51m)

With a bay window to the front elevation, fitted wardrobes and a radiator.

Bedroom Two

13' 8" x 11' 6" (4.17m x 3.51m)

With a window to the rear, fitted wardrobe and a radiator.

Bedroom Three

11' 0" x 9' 1" (3.35m x 2.77m)

With a window to the front elevation, fitted wardrobes and a radiator.

En-Suite to Bedroom Three

5' 1" x 5' 0" (1.55m x 1.52m)

With a walk-in shower with shower head over, wash hand basin, WC and a radiator.

Bedroom Four

7' 6" x 7' 3" (2.29m x 2.21m)

With a window to the front elevation and a radiator.

Bathroom

10' 3" x 7' 3" (3.12m x 2.21m)

With a window to the rear, bath, shower cubicle with shower head over, WC, wash hand basin, storage cupboard and a radiator.









Front Garden

With a soil/planting area.

Rear Garden

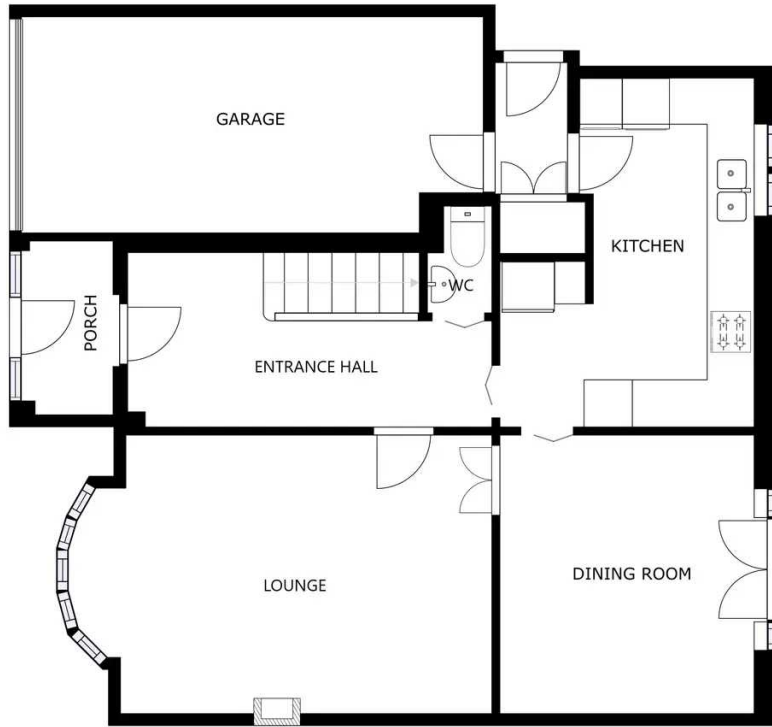
With a raised patio area, a second patio area to the rear, shed, a lawn and fenced perimeters.

Parking

2 vehicles

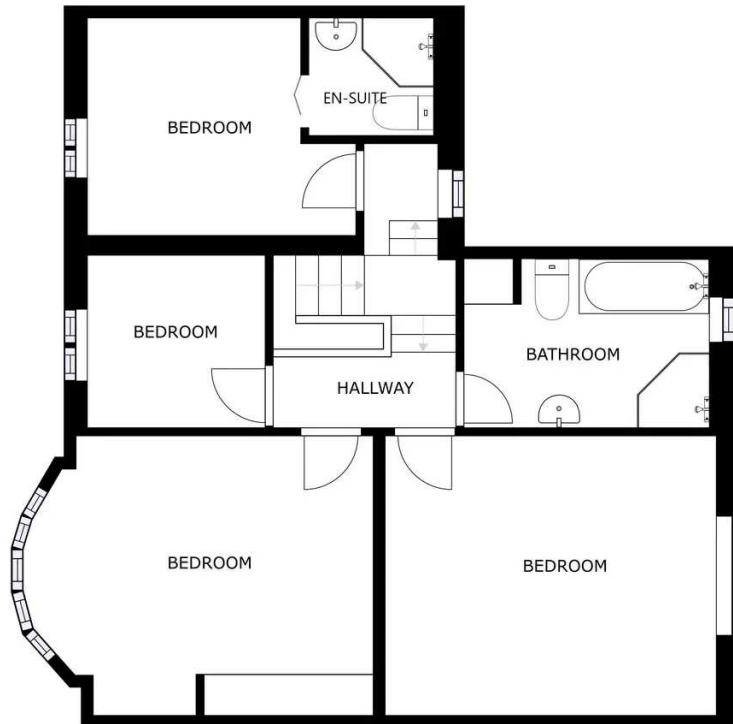
Garage

19'2" x 9'2". with an electric door to the front elevation.



FLOOR 1

GROSS INTERNAL AREA
 FLOOR 1: 648 sq ft, FLOOR 2: 726 sq ft
 EXCLUDED AREAS: PORCH: 30 sq ft, GARAGE: 181 sq ft
 TOTAL: 1374 sq ft
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 2

GROSS INTERNAL AREA
 FLOOR 1: 648 sq ft, FLOOR 2: 726 sq ft
 EXCLUDED AREAS: PORCH: 30 sq ft, GARAGE: 181 sq ft
 TOTAL: 1374 sq ft
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.





The property is well placed for amenities and services, including local schooling, University of Leicester, the Royal Infirmary and Leicester General hospitals, as well as shopping facilities along Narborough Road, the district of West End and Braunstone Gate. Rail links to London, Birmingham and Nottingham, regular bus routes running to and from Leicester City Centre and Fosse Retail Park are also within easy reach with motorway access close by including M1 & M69.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

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