

Hinckley Road, Leicester

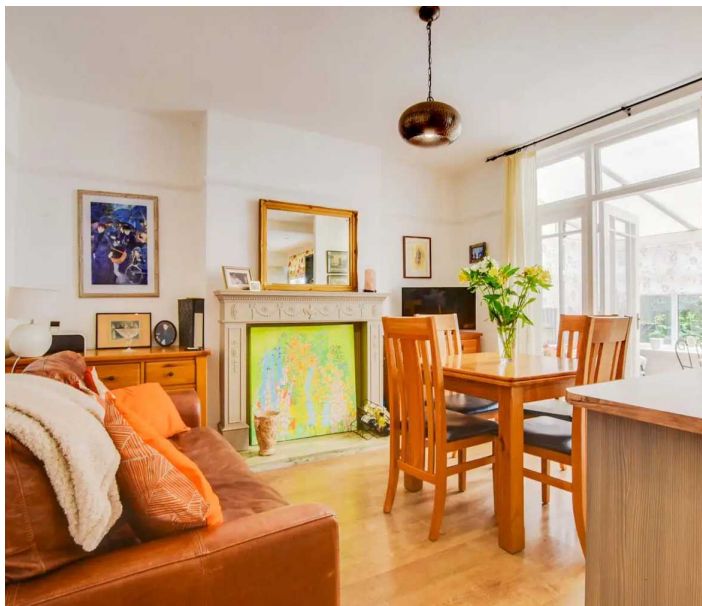
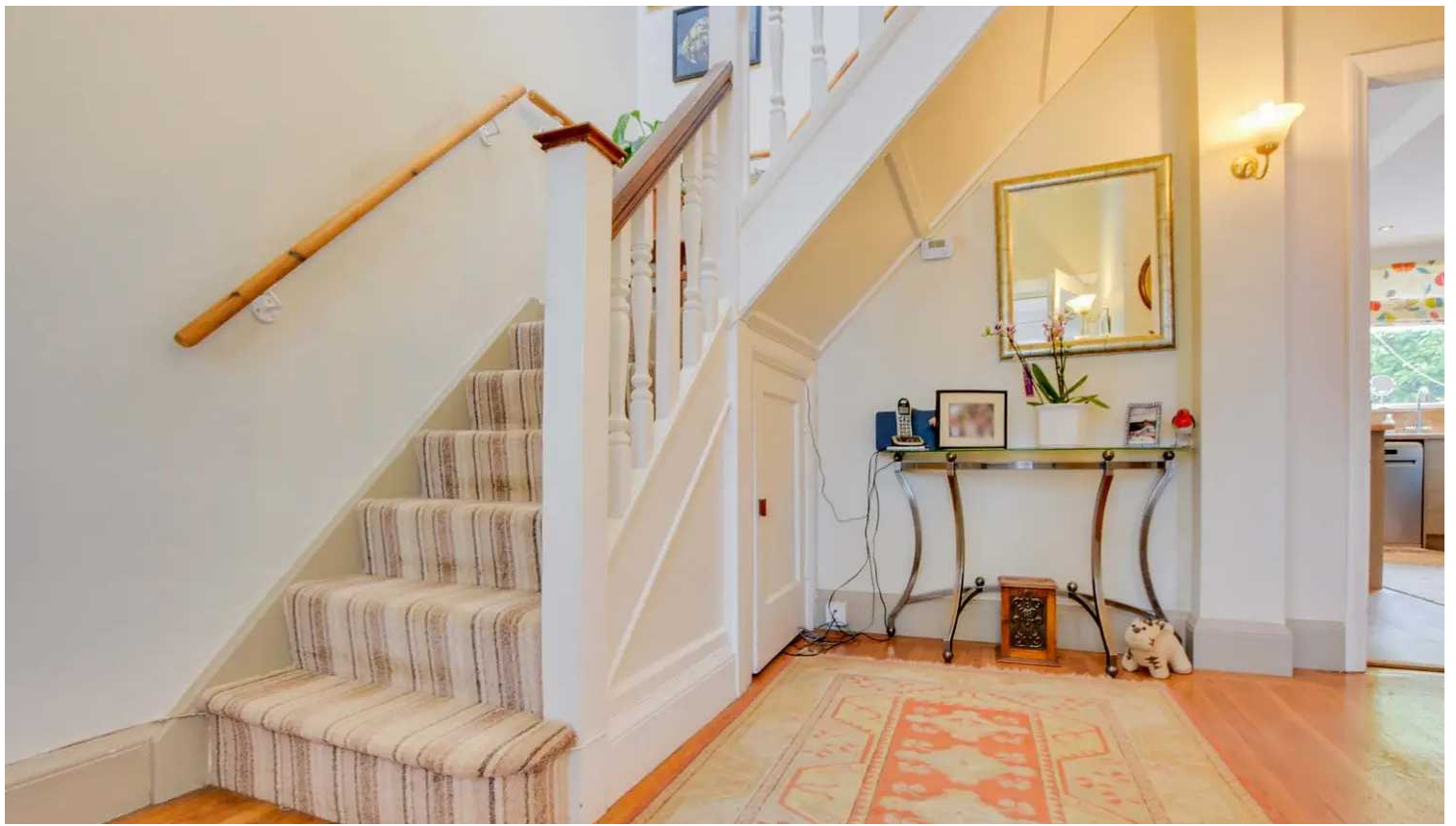
£400,000

A four-bedroom DETACHED home in Leicester with an entrance hall, living room, kitchen diner, CONSERVATORY, utility room, downstairs WC, driveway and GARAGE.



0116 274 5544





Porch

With double-glazed windows to the front, side and rear elevations, doors to the front and rear elevations and tiled flooring.

Entrance Hall

With a double-glazed window to the front elevation, wooden flooring, understairs storage and two radiators.

Living Room

12' 1" x 12' 0" (3.68m x 3.66m)

With a double-glazed bay window to the front elevation, carpet flooring and two radiators.

Kitchen Diner

20' 4" x 13' 0" (6.20m x 3.96m)

With a double-glazed window to the rear elevation, laminate flooring, a sink and drainer unit with a range of wall and base units with work surfaces over, a double oven, a hob, an extractor fan and two radiators.

Conservatory

12' 9" x 8' 0" (3.89m x 2.44m)

With a double-glazed windows to the side and rear elevations and tiled flooring.

Lobby



Pantry/Utility

9' 2" x 5' 5" (2.79m x 1.65m)

With a window to the side elevation, wall units and tiled flooring.

Downstairs WC

5' 5" x 2' 9" (1.65m x 0.84m)

With a double-glazed window to the front elevation, tiled flooring and a WC.

First Floor Landing

With carpet flooring and a radiator.

Bedroom One

12' 0" x 10' 10" (3.66m x 3.30m)

With a double-glazed bay window to the front elevation, fitted wardrobes, carpet flooring and radiator.



Bedroom Two

13' 0" x 11' 3" (3.96m x 3.43m)

With a double-glazed window to the rear elevation, carpet flooring and a radiator.e

Bedroom Three

11' 9" x 7' 8" (3.58m x 2.34m)

With a double-glazed window to the front elevation, fitted desk, fitted wardrobes carpet flooring and a radiator.









Bedroom Four

8' 9" x 8' 6" (2.67m x 2.59m)

With a double-glazed window to the rear elevation, fitted wardrobes, overhead units, carpet flooring and a radiator.

Shower Room

7' 2" x 5' 9" (2.18m x 1.75m)

With a double-glazed window to the side elevation, tiled flooring, a walk-in shower with shower head over, a storage unit and a heated towel rail.

WC

4' 9" x 2' 8" (1.45m x 0.81m)

With a window to the rear elevation, tiled flooring, WC and a radiator.

Rear Garden

With a patio seating area, lawn, planting areas, brick-built storage, and wood-built storage to the rear of the garden.

Garage

15'8" x 7'9" with concrete flooring and a boiler.

Driveway

For 3 vehicles



Matterport Property Report:

Hinckley Road

Indoor Scanned Area - Full Property 136.8 m² | Floor 1 175.6 m²

Sizes and dimensions are approximate, actual may vary

Visit 3D space on
Matterport



Matterport Property Report:

Hinckley Road

Indoor Scanned Area - Full Property 136.8 m² | Floor 2 61.2 m²

Sizes and dimensions are approximate, actual may vary

Visit 3D space on
Matterport





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: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

We'll keep you moving...



We must inform all prospective purchasers that the measurements are taken by an electronic take and are provided as a guide only and they should not be used as accurate measurements. We have not tested any mains services, gas or electric appliances, or fixtures and fittings mentioned in these details, therefore, prospective purchasers should satisfy themselves before committing to purchase. Intending purchasers must satisfy themselves by inspection or otherwise to the correctness of the statements contained in these particulars. Knightsbridge Estate Agents (nor any person in their employment) has any authority to make any representation or warranty in relation to the property. The floor plans are not to scale, and are intended for use as a guide to the layout of the property only. They should not be used for any other purpose. We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £60 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks.