

## Hinckley Road, Leicester

Offers Over £375,000

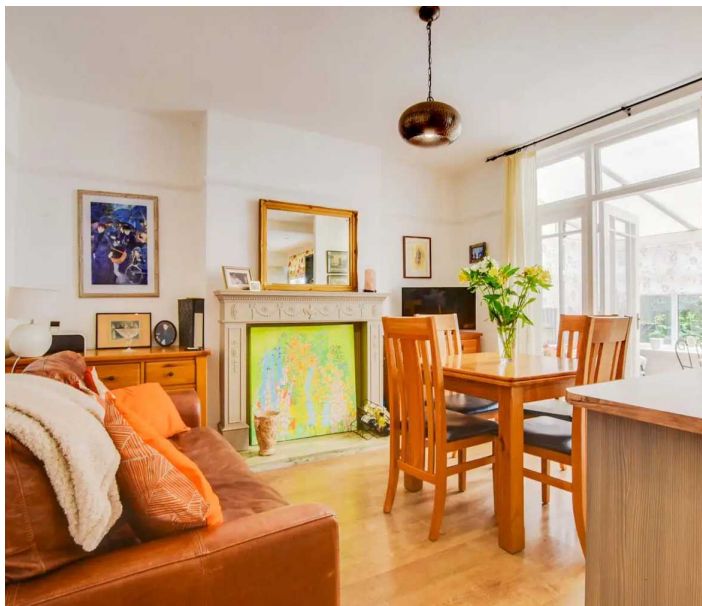
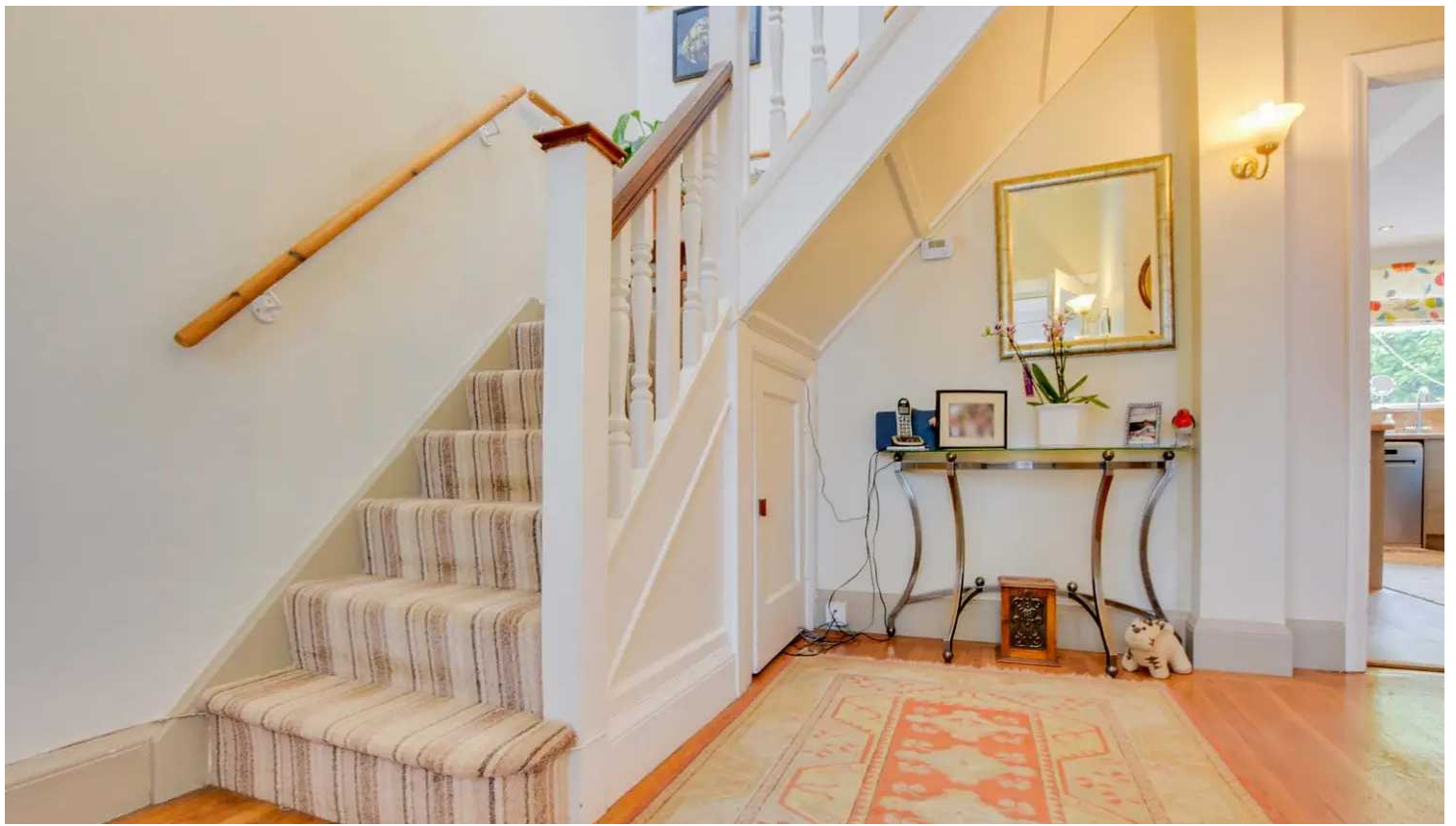
A four-bedroom DETACHED home in Leicester with an entrance hall, living room, kitchen diner, CONSERVATORY, utility room, downstairs WC, driveway and GARAGE.



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)

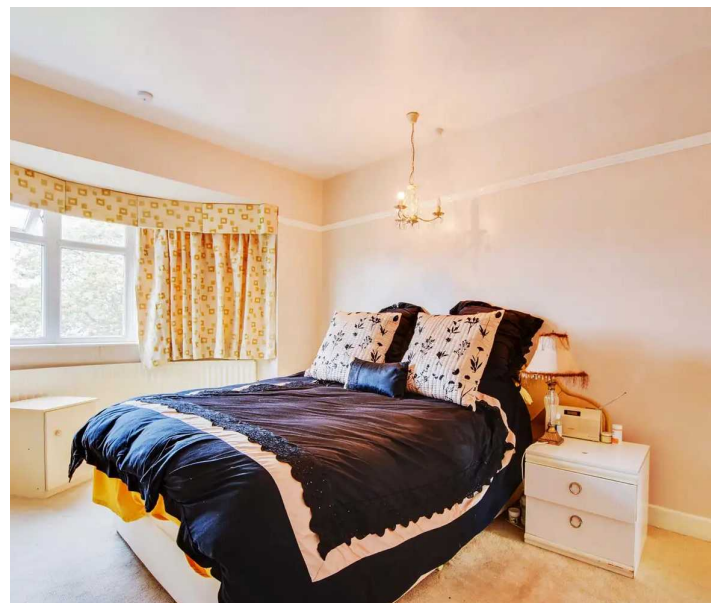
With a double-glazed bay window to the front elevation, fitted wardrobes, carpet flooring and radiator.



### **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.



### **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 m<sup>2</sup> | Floor 1 175.6 m<sup>2</sup>

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 m<sup>2</sup> | Floor 2 61.2 m<sup>2</sup>

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

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