



Hoppner Close, Glebelands, Near
Thurcaston, Leicester



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Offers in the Region of £480,000



Key Features

- Three Double Bedrooms (Originally a 4 Bed House)
- Re-thatched Detached Family Home
- Cul De Sac Position
- Three Reception Rooms
- Master Bedroom With En-suite
- Larger Than Normal Plot With Double Garage
- EPC rating TBC
- Freehold





Occupying a cul de sac position, this three double bedroomed detached home is a great option for families and is found among a range of lovely characterful detached homes. Benefiting from gas central heating and double glazing, the re-thatched accommodation includes an entrance porch and hallway, three reception rooms, wc and a modernised kitchen with built in appliances and utility room, with the first floor offering three double bedrooms (originally four bedrooms), family bathroom and ensuite, all set within a plot which offers lawned gardens to both the front and rear as well as a driveway providing off street parking for multiple vehicles and access to a detached double garage. Conveniently located for access to major road links as well as the surrounding countryside including Bradgate Park, an early viewing is highly recommended.

Accommodation

Front entrance door opens into the:

Entrance Porch

Providing the perfect space for your coats and shoes, with tiled flooring and a door leading to the:

Entrance Hallway

A welcoming entrance to the property offers a staircase rising to the first floor, with carpet flooring, central heating radiator and doors to the majority of the downstairs accommodation.

Ground Floor WC

Fitted with a two piece suite comprising a wc and wash hand basin with storage beneath, with a central heating radiator and a window to the front elevation.

Living Room 6.45mx 3.35m

Positioned around a feature fireplace, the primary

reception room is presented with carpet flooring and enjoys an abundance of natural light provided by a window to the front elevation as well as french doors opening out into the rear garden. With two central heating radiator, coving and doors to the:

Dining Room 3.05m x 3.39m

Perfect for formal dining occasions, the second reception room is presented with carpet flooring and offers a door to the rear garden, coving and a central heating radiator.

Home Office/Playroom 3.06m x 2.50m

Ideal for use as a home office or playroom, with dual aspect glazing, central heating radiator and carpet flooring.

Modern Fitted Kitchen 3.21m x 4.87m

Fitted with a contemporary range of wall mounted and base units with complementary work surfaces over and matching splashbacks. Features include an inset 1.5 sink and drainer with mixer tap, range cooker, induction hob with fitted extraction hood above and an integrated dishwasher, fridge and freezer. With dual aspect glazing, central heating radiator and a door leading to the:

Utility Room 1.57m x 2.49m

Providing further storage and space for a washing machine, with wood effect flooring, central heating radiator, rear elevation window and rear access door.

First Floor Landing

Giving access to the bedrooms and bathroom, with carpet flooring, coving and a central heating radiator.

Master Bedroom 6.24m x 4.14m

Originally two bedrooms, the full length main bedroom is larger than normal and boasts built in wardrobes. With dual aspect glazing, carpet flooring, two central heating radiators, built in airing cupboard and a door leading to the:

En-suite Shower Room 1.79m x 2.16m

Fitted with a three piece suite comprising a shower cubicle, wash hand basin with storage beneath and





wc, with complementary tiled surrounds. There is also a heated towel rail and a window to the front elevation.

Bedroom Two 3.10m x 3.66m

A second double room offering a window to the front elevation, with carpet flooring and a central heating radiator.

Bedroom Three 3.06m x 2.96m

A third double room offering a window to the rear elevation, with carpet flooring and a central heating radiator.

Family Bathroom 1.82m x 2.23m

Fitted with a three piece suite comprising a Jacuzzi bath, wash hand basin with storage beneath and wc, with complementary tiled flooring and walls. With a window to the rear elevation and a central heating radiator.

Outside

Occupying a family friendly cul de sac position, the plot boasts a driveway to the front providing off road parking for multiple cars and gives access to the detached double garage. There is also a lawned front garden and gated access leading to a mainly laid to lawn rear garden with a variety of plants and shrubbery.

Double Garage 5.15m x 5.42m

With light, power and two electric doors.

Tenure & Council Tax

We understand the property to be freehold with vacant possession upon completion. Leicester City Council - Tax Band F. Please be advised that when a property is sold, local authorities reserve the right to re-calculate the council tax band.

Viewing Arrangements

Viewings are strictly by appointment only.

Need Independent Mortgage Advice?

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not available on the high street. His advice is tailored to your circumstances, whether you're looking to take your first steps on the property ladder, moving home, or even investing in a buy-to-let property. He can help find the right mortgage for you and support your application every step of the way. To speak with our expert 'in branch' adviser, please contact our office.

Making an Offer

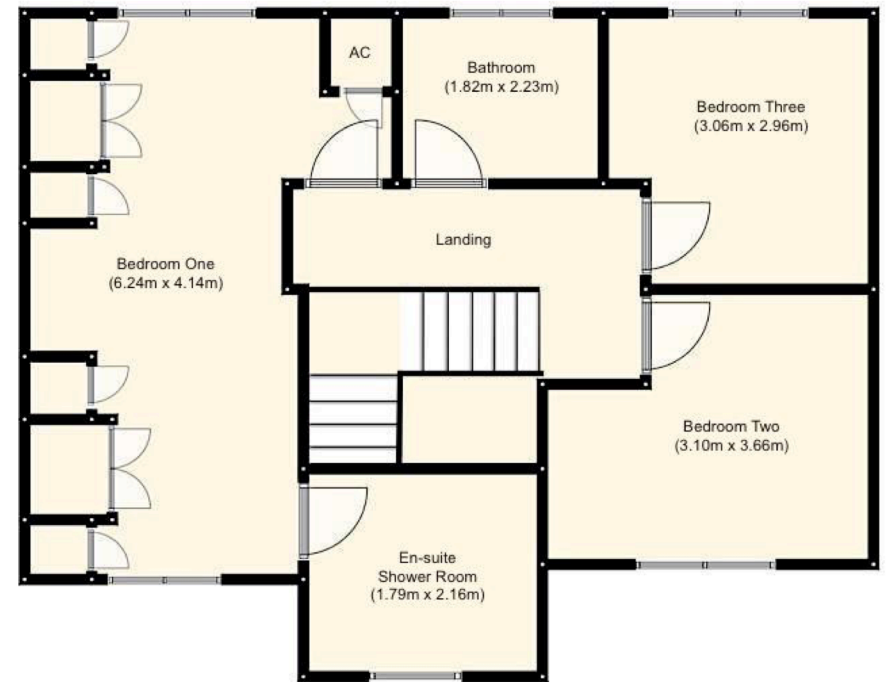
In line with current money laundering regulations, prospective buyers will be asked to provide us with photo I.D. (e.g. Passport, driving licence, bus pass etc) and proof of address (e.g. Current utility bill, bank statement etc). You will also be asked to provide us with proof of how you will be funding your purchase. Please note that when making an offer, if you are taking out a mortgage, you will also be asked to have a no obligation chat with our 'in branch' mortgage adviser to confirm your affordability. We ask for your cooperation in this matter as this information will be required before a sale can be agreed.

Agents Note

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