



Hilders Road, Western Park, LE3

 4  2  2

£420,000



## Key Features

- Four Bedrooms (Master With En-suite)
- Traditional Detached Family Home
- Modernised Interior Throughout
- Conservatory Extension to the Rear
- Popular Residential Location
- Characterful Features Throughout
- EPC rating E
- Freehold





CHARACTERFUL FAMILY HOME! - Situated off the popular Glenfield Road, walk in and be surprised by this larger than average four bedroom detached family home offering a blend of original features and modern comforts and must be viewed in person to be truly appreciated. Benefiting from gas fired central heating and majority double glazed windows, the layout briefly comprises of an entrance porch and hall, lounge, formal dining room, conservatory, kitchen, utility and WC. Upstairs you will find four bedrooms (master with en-suite) and a modern family bathroom fitted with a five piece suite. Occupying an elevated position, there is parking to the front giving access to the garage, with a lawned garden at the rear. Conveniently located for access into the city centre and situated within close proximity to local schooling, we strongly believe this would make a wonderful family home.

### Ground Floor

Entry to the property is via a door leading into a tiled porch. The original stained glass door then leads into the hallway which has feature picture rails, built in storage cupboard and stair case rising to the first floor. The front reception room is currently used as a lounge and has a square bay window to the front allowing lots of natural light to flood the room. Reception room two is the dining room and offers sliding patio doors leading into the conservatory which is presented with tiled flooring, radiator, dual aspect glazing and French doors to the side leading to the garden. The kitchen has a range of base and wall handleless units with complementary work surfaces over and space for a range style cooker and other appliances. There are doors leading off from the kitchen to a useful utility room and a downstairs WC and there is a door to the side leading to the covered side passage.

### First Floor

Moving upstairs the property offers four bedrooms to

choose from off of a light and airy landing, the master bedroom benefiting from having a modern fitted en-suite. Completing the first floor is the contemporary family bathroom fitted with a five piece suite comprising a shower cubicle, bath, wash hand basin, WC and bidet, with complementary tiled surrounds and heated towel rail. Access to a larger than average loft space comes via the main landing - this is fully boarded with a velux window.

### Outside

To the outside of the property is a private mature rear garden which features a paved patio leading onto a laid lawn with borders and trees, bushes and raised patio to the rear. To the front is a paved driveway with parking for two cars and stone wall to the front, garage with power, lighting and electric door and gated access to the side of the property.

### Tenure & Council Tax

We understand the property to be freehold with vacant possession upon completion. Leicester - Tax Band D. 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?

We are pleased to introduce the Mortgage Advice Bureau, who works with Newton Fallowell Estate Agents to provide our customers with expert mortgage advice. They have access to thousands of mortgages, including exclusive deals not available on the high street. Their 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. They 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)





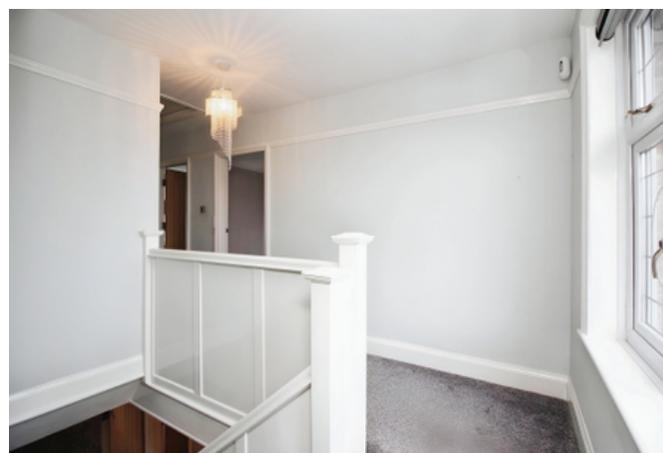
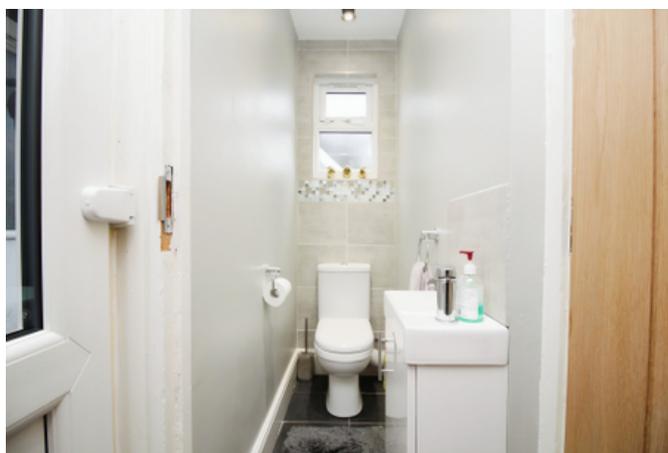
and proof of address (e.g. Current utility bill, bank statement etc). You will also be asked to provide us with proof of how you will be funding your purchase. Please note that when making an offer, if you are taking out a mortgage, you will also be asked to have a no obligation chat with our 'in branch' 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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. All photographs, measurements (width x length), floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. All services and appliances have not and will not be tested by Newton Fallowell. Lease details, service ground rent are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property. We retain the copyright.

### Referrals

Newton Fallowell and our partners provide a range of services to our vendors and purchasers, although you are free to choose an alternative provider. We can refer you to Benjamin York at Chamelto to help with finances, we may receive a referral fee if you take out a mortgage through him. If you require a solicitor to handle your sale or purchase, we can refer you on to a panel of preferred providers and we will receive a referral fee should you decide to use them to sell or purchase a property. We can also refer you to a surveyor and energy assessor and we will receive a referral fee should you use their services. If you require more information regarding our referral programmes, please ask at our office.

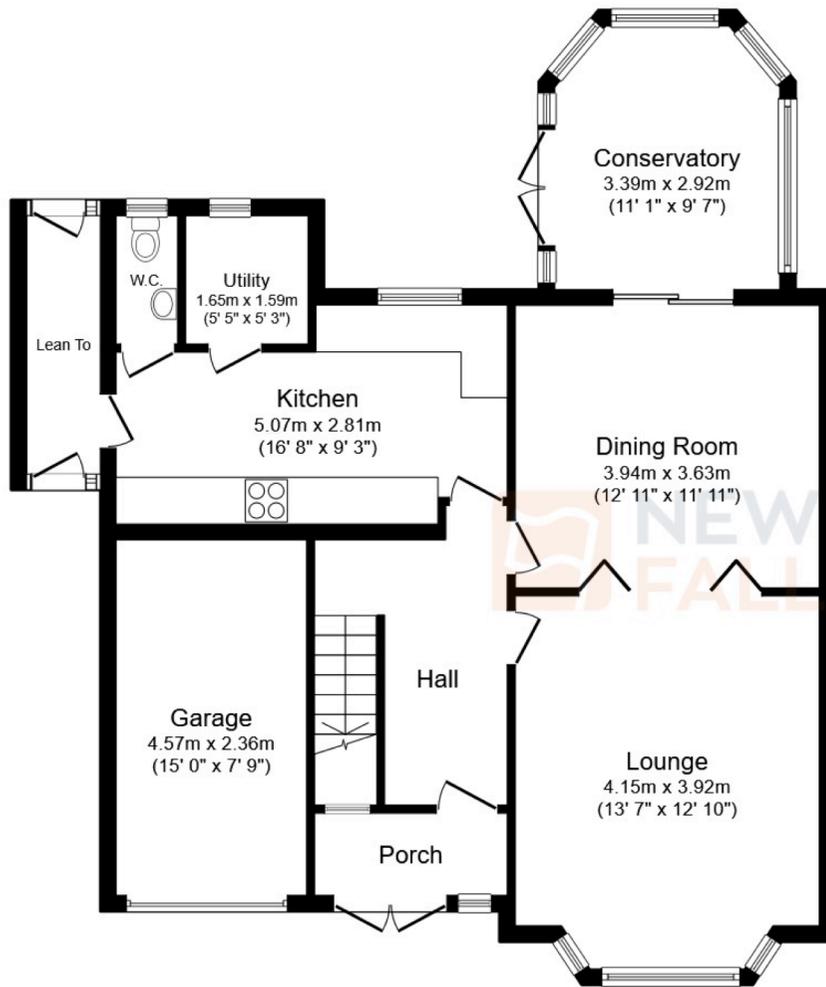


## Free Property Valuations

If you have a house to sell then we would love to provide you with a free no obligation valuation.

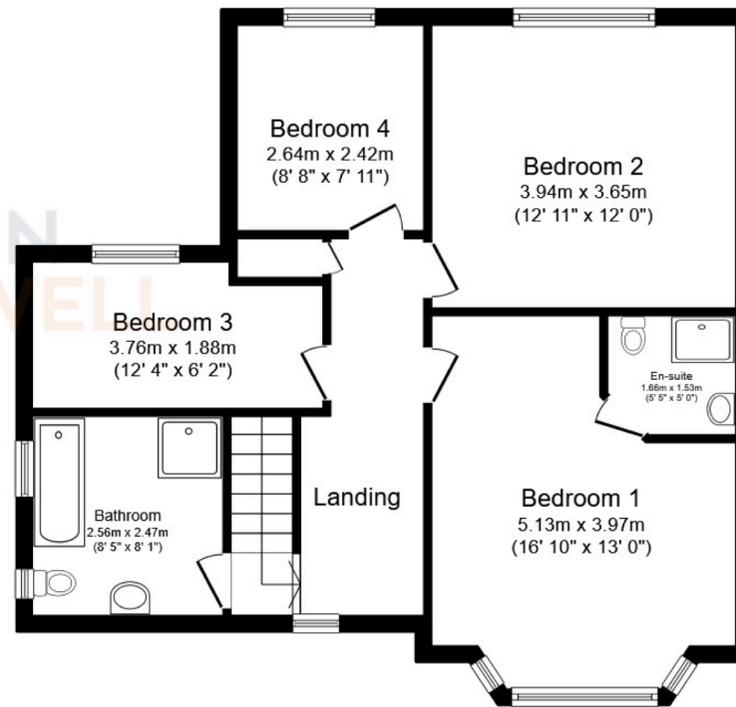






## Ground Floor

Floor area 88.5 sq.m. (953 sq.ft.)



## First Floor

Floor area 63.8 sq.m. (687 sq.ft.)

**TOTAL: 152.4 sq.m. (1,640 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)



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