



Hinckley Road, Leicester Forest  
East





£299,950



## Key Features

- Two Double Bedrooms
- Semi Detached Bungalow
- Larger Than Normal Plot With Ample Parking & Garage
- Available With No Upward Chain
- Modernised Bathroom
- Popular & Convenient Residential Location
- EPC rating D
- Freehold







**MODERNISED BUNGALOW!** - Totally transformed and completely renovated, from a tired bungalow to a fabulous contemporary abode, this refurbished semi-detached home must be viewed in person to be truly appreciated. Extended to the rear, the gas centrally heated and double glazed accommodation in more details comprises of an entrance hall, lounge through to the dining room, l-shaped kitchen, two double bedrooms both with built in wardrobes and a contemporary fitted bathroom. The plot enjoys off road parking to the front for multiple vehicles, with a mainly laid to lawn garden and garage at the rear. Conveniently located for access to major road links and available with no upward chain, the property is in 'ready to move into' condition with neutral decor throughout.

### Accommodation

Front entrance door opens into the:

### Entrance Hall

With wood effect flooring, sensor lighting, radiator and does to some of the accommodation.

### Dining Room

Perfect for formal dining, there is carpet flooring, radiator and French doors opening out into the rear garden. Open access leads through to the:

### Lounge

Enjoying an abundance of natural light provided by a walk in bay window to the front elevation, the primary reception room is presented with carpet flooring, decorative fireplace and radiator.

### L-Shaped Breakfast Kitchen

Fitted with a range of wall and base units, stainless steel sink drainer, work surfaces with tiling to splashbacks, integrated oven and hob, plumbing for washing machine, space for fridge/freezer, central

heating boiler, windows to rear and side elevations and door leading out to the rear garden.

### Bedroom One

A double room offering a window to the side elevation, with carpet flooring, built in wardrobes and a secret sliding door leading through to the bathroom.

### Bedroom Two

A second double room featuring built in wardrobes, with a walk in bay window to the front elevation, carpet flooring and a central heating radiator.

### Re-fitted Bathroom

A particular selling feature of the accommodation is modernised bathroom fitted with a three piece suite comprising a bath with shower over and screen, wash hand basin with storage beneath and WC, with complementary tiling. There is also a window to the side elevation.

### Outside

Occupying a set back position along the popular Hinckley Road, the plot firstly offers a driveway to the front providing off road parking for multiple vehicles with access alongside the bungalow leading to the garage (measuring 5.5 x 2.5) with light and power. The rear garden features a raised patio area adjacent to the accommodation ideal for outdoor entertaining and sitting. With fencing to boundaries and lawn.

### Tenure & Council Tax

We understand the property to be freehold with vacant possession upon completion. Blaby District Council - Tax Band C. 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.

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### Referrals

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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### Referrals

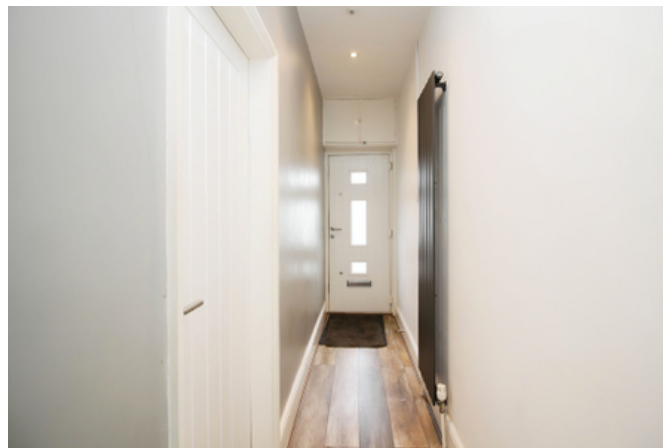
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### Free Property Valuations

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