



**41 Hinckley Road, Leicester, LE9 4LJ**

**Offers Over £450,000**

**INCENTIVES AVAILABLE! NO CHAIN.** A beautifully presented and newly refurbished four bedroom detached house situated in the popular Leicestershire village of Stoney Stanton. The property has been finished to an exceptional standard throughout and briefly comprises: Entrance hall, living room, second reception room, large living / kitchen / dining room, four bedrooms with en suite to master and family bathroom. Rear garden and ample driveway parking.

## Entrance Hall



Entered via a composite front door with glass panels to either side, doors to both reception rooms and the kitchen / diner, under stairs cupboard, decorative tiled floor, radiator and stairs rising to the first floor.

## Additional Image



## Living Room



With a feature bay window to the front and further window to the rear, feature fire surround and hearth, radiator.

## Additional Image



## Reception Room Two



With a window to the front, feature tiled hearth, radiator.

## Living / Kitchen / Diner



This room is a particular feature of the property and offers ample space for family living and dining. Fitted with a range of base and eye level units with complimentary quartz worktops and upstands, double sink unit, wood effect flooring and spotlights throughout. There is an integrated fridge freezer, two electric ovens, induction hob with extractor over and dishwasher. With a window to the rear and sliding doors giving access to the rear garden, door to the utility. There is a radiator to the kitchen area and a further radiator to the living / dining area.

**Additional Image**



**Additional Image**



**Additional Image**



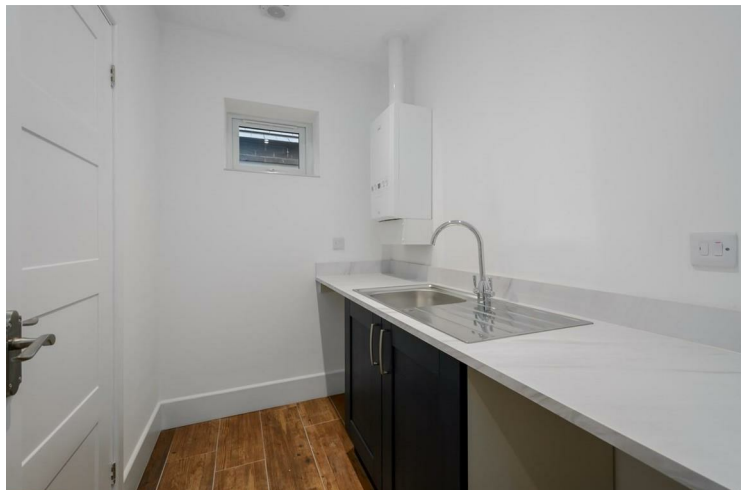
**Additional Image**



**Additional Image**



**Utility**



Fitted with matching base units and flooring, sink unit and space / plumbing for a washing machine and tumble dryer. Window to the side, door to the w/c, radiator and combi boiler.

## W/C



With a window to the side, continuation of the wood effect flooring, tiled splashbacks, and fitted with a low level w/c and a vanity sink unit. Radiator.

### Additional Image



## Bedroom One



With a window to the front, radiator, door to the en suite.

### Additional Image

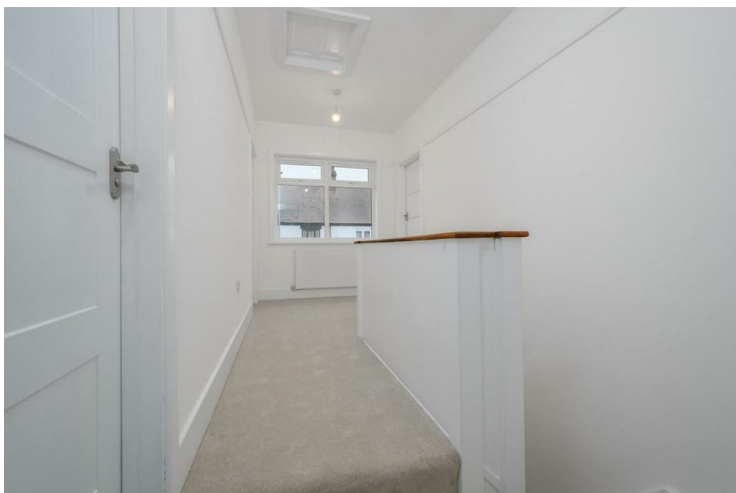


## En Suite



With an obscure glazed window to the side, tiled floor and splashbacks. Fitted with a low level w/c, pedestal sink and double shower cubicle. Heated towel rail.

## Stairs and Landing



With doors giving access to all first floor accommodation and access to the loft space. Radiator.

### Additional Image



### Bedroom Four



With a window to the rear, radiator.

### Bedroom Two



With a bay window to the front, radiator.

### Bathroom



With a tiled floor and splashbacks, fitted with a low level w/c, pedestal sink and bath with shower over. There is an obscure glazed window to the side and a heated towel rail.

### Bedroom Three



With a window to the rear, radiator and two built in cupboards.

### Outside



There is ample driveway parking to the front of the property. The rear garden is laid mainly to lawn with a patio area and side access to the drive.

### Additional Image



### Additional Image



### Offer Procedure

If you are obtaining a mortgage on this property, one of our qualified mortgage consultants will contact you to qualify the offer on behalf of our vendors.

In order to satisfy money laundering regulations Carlton Estates are required to carry out checks to verify each parties identity.

### Mortgages

Independent Mortgage advice is available through this office. If you wish to speak to our Independent Financial Adviser, please call our office to arrange an appointment.

### Thinking of Selling?

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- \* REALISTIC valuations based on local market knowledge

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  - \* REGULAR client feedback
  - \* MORTGAGE advice available
  - \* NO sale no fee
  - \* ACCOMPANIED viewing's where necessary
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While every reasonable effort is made to ensure the accuracy of descriptions and content, we should make you aware of the following guidance or limitations.

(1) MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your cooperation in order that there will be no delay in agreeing the sale.

(2) These particulars do not constitute part or all of an offer or contract.

(3) The measurements indicated are supplied for guidance only and as such must be considered incorrect.

(4) Potential buyers are advised to recheck the measurements before committing to any expense.

(5) Carlton Estates (Narborough) Ltd has not tested any apparatus, equipment, fixtures, fittings, or services and it is in the buyer's interests to check the working condition of any appliances.

### Opening Hours

MONDAY - FRIDAY : 9:00am - 17:30pm SATURDAY : 10:00am - 14:00pm

