



68 Hinckley Road, Leicester, LE9 4LL

Asking Price £389,950

THIS PROPERTY IS OUTSTANDING! Having been meticulously refurbished by the current vendors, the quality and overall space of this property can only be appreciated by an internal viewing. The deceptively spacious and superbly appointed accommodation briefly comprises: Entrance, Large living room, Separate sitting room, Dining kitchen, Ground floor w/c, Home office. First Floor: Four bedrooms and TWO bathrooms. Outside: Very generous rear garden, Driveway parking and a Large garage.

Entrance



Additional Image



Living Room



Additional Image



This large room has a bay window to the front aspect, feature log burning stove, stairs off rising to the first floor, doors to the sitting room, w/c, dining kitchen and a hidden storage area. Double opening French doors lead to outside, two radiators.

Additional Image



Dining Kitchen



With a window to the rear aspect, the quality kitchen is fitted with a range of eye level and base level storage units, quartz worksurfaces over with matching upstands and tiled splashbacks. There is a fitted double electric oven, induction hob with extractor hood over, together with an integrated dishwasher and fridge / freezer. An opening from the kitchen leads to the dining area where there is a window to the side aspect and double opening French doors to outside.

Additional Image



Additional Image



Additional Image



Ground Floor W/C



Sitting Room



With a window to the front aspect, fitted storage, radiator.

Fitted with a low level w/c, inset wash basin with storage under, radiator.

First Floor Landing



With a window to the rear aspect, doors off to all first floor accommodation, radiator.

Master Bedroom



With a bay window to the front aspect, range of fitted storage units / wardrobes, radiator.

Additional Image



Bedroom Two



With a window to the front aspect, feature fireplace, radiator.

Additional Image



Bedroom Three



With a window to the rear aspect, feature fireplace, radiator.

Additional Image



Bedroom Four



With a window to the front aspect, radiator.

Shower Room



Office / Garden Room



A versatile extra living space which could be accessed from the dining kitchen.

Bathroom



With windows to the side and rear aspects as well as Velux roof lights, the quality bathroom is fitted with a high level w/c, pedestal wash basin, walk in shower enclosure with a rainfall shower head and a free standing bath. Radiator.

Outside



The generous rear garden is laid mainly to artificial turf with a large paved patio area. There is access to both the garage and garden room which could be used as a home office / gym.

Additional Image



Additional Image



Additional Image



Additional Image



Additional Image



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?

IF YOU ARE THINKING OF SELLING YOUR PROPERTY
LET OUR LOCAL KNOWLEDGE AND EXPERIENCE WORK FOR YOU!

Carlton Estates are an independent and family run estate agency specialising in the local market, having a reputation for quality, service and customer care.

We value your business and understand that selling your home is a major decision.

Our guarantee to you is that through our professionalism and attention to detail in every respect, we will endeavor to ensure the entire process is as straight forward and hassle free as possible.

10 GOOD reasons to choose Carlton Estates:

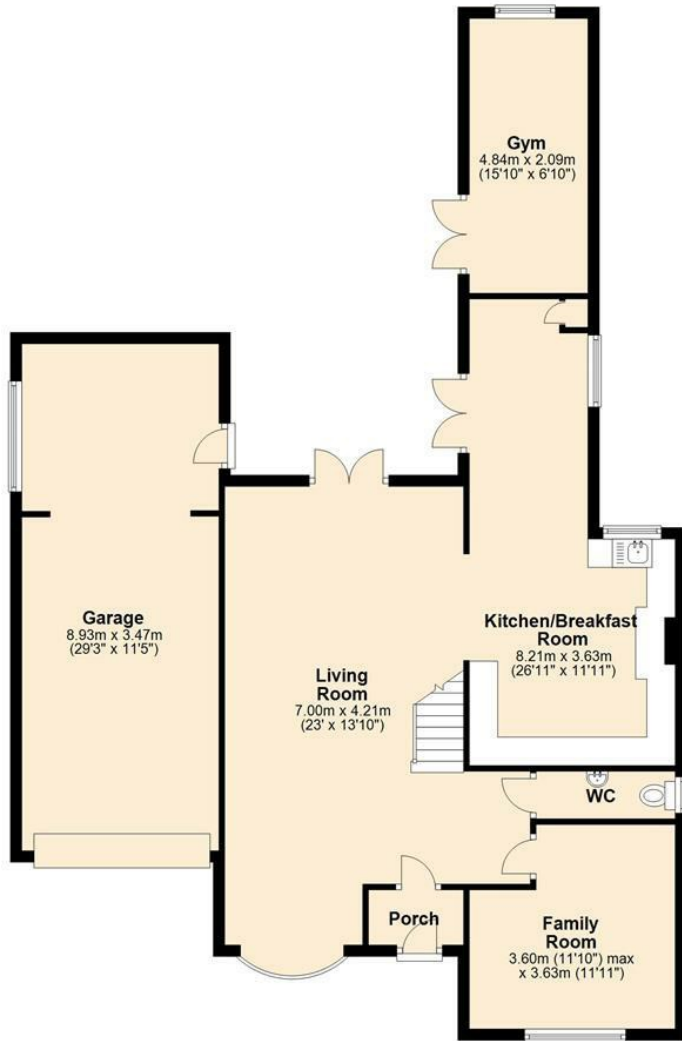
- * THE local agent
 - * FREE market appraisal
 - * REALISTIC valuations based on local market knowledge
 - * EXTENSIVE advertising for maximum exposure
 - * COMPETITIVE fees
 - * REGULAR client feedback
 - * MORTGAGE advice available
 - * NO sale no fee
 - * ACCOMPANIED viewing's where necessary
 - * INTERNET advertising to include, Rightmove, ONTHEMARKET, FindaProperty and our own www.carltonestates.co.uk
- CALL US NOW ON 0116 284 9636

Opening Hours

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



Ground Floor
Approx. 117.0 sq. metres (1259.8 sq. feet)

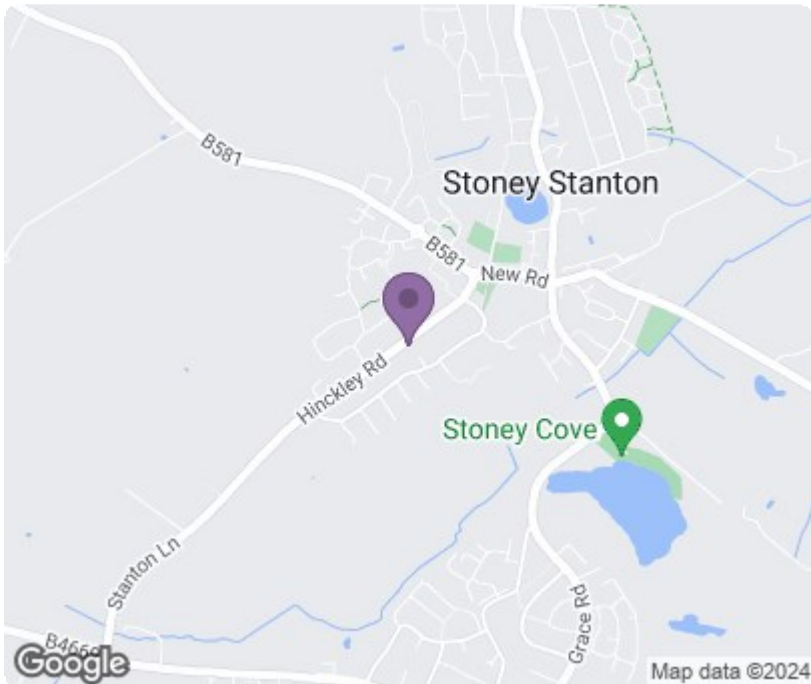


First Floor
Approx. 76.4 sq. metres (822.4 sq. feet)



Total area: approx. 193.4 sq. metres (2082.2 sq. feet)

This Floor Plan and the Measurements are a guide Only.
Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
			81
		61	
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
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