



HOPKINS & DAINTY

ESTATE AGENTS



Norfolk Road, Leicester, LE9 9HR

£425,000

****OPEN 7 DAYS**** HOPKINS & DAINTY of TICKNALL are delighted to offer for sale this beautifully presented and incredibly spacious FOUR DOUBLE BEDROOM family home sat upon a large plot enjoying a meticulously kept garden, perfect for family life! The property, located in the historic and highly regarded village of Desford has gas central heating and double glazing and in brief has to offer: Entrance hall with built in shoe/coat storage, downstairs guest cloakroom, open plan lounge/dining room with patio doors opening out onto the rear garden, a kitchen with integrated appliances and two further reception rooms, ideal for playroom/study/home gym etc. To the first floor there are four double bedrooms and a contemporary bathroom with four piece suite. Outside, the property has ample off road parking to the front, a garage with power and light and a beautifully maintained rear garden with woodland beyond. If you would like to see this home for yourself, feel free to let us know when you are available, by e-mail or phone. We are open 7 days a week, including evenings.

Entrance hall

With built in storage cupboard for coats and shoes.

Guest cloakroom

Fitted with a W.C., vanity unit with inset wash hand basin and tiled splashback, radiator.

Open plan lounge/dining room 19'0" max x 21'3" max (5.81 max x 6.50 max)



L shaped with windows to the front and side, sliding patio doors to the rear opening out onto the rear garden patio, two radiators, gas fire.

Kitchen 11'10" x 10'8" (3.63 x 3.27)



Fitted with a range of matching wall and base units, working surfaces with tiling to the splashbacks, inset one and a half bowl stainless steel sink unit and drainer, fitted eye level electric oven and grill, fitted gas hob with extractor hood over, integrated fridge/freezer, washing machine and dishwasher, window to the rear, door to the side, spotlights to the ceiling, ceramic tiled flooring, radiator.

Reception room two 7'9" x 10'5" (2.37 x 3.18)



With radiator, window to the rear, door to:

Study 11'6" x 7'10" (3.51 x 2.41)



With window to the front, radiator.

The first floor



With access to the loft, window to the front, radiator.

Bedroom One 13'5" x 11'6" (4.09 x 3.52)



With a range of fitted bedroom furniture, window to the rear, radiator.

Bedroom Two 13'5" x 9'2" (4.11 x 2.80)



With built in wardrobe, radiator, window to the rear.

Bedroom Three 13'5" x 7'2" (4.10 x 2.20)



With window to the front, radiator.

Bedroom Four 17'3" x 6'5" (5.26 x 1.96)



With built in wardrobe, window to the front, radiator.

Bathroom



Fitted with a four piece suite comprising: shower cubicle, panelled bath, W.C., vanity unit with inset wash hand basin, partially tiled walls, window to the rear, heated towel rail.

Outside



The property occupies a most generous sized plot and has a lawn to the front together with a tarmac drive providing

generous off road parking and providing access to the garage. Gated side access leads to the beautiful rear garden which has a patio, shaped lawn and herbaceous borders. Sat next to the property is a woodland area creating a most pleasant and green vista.

Garage 29'11" x 8'5" (9.14 x 2.59)

With remote controlled electric door, power and lighting.

Draft Sales Details

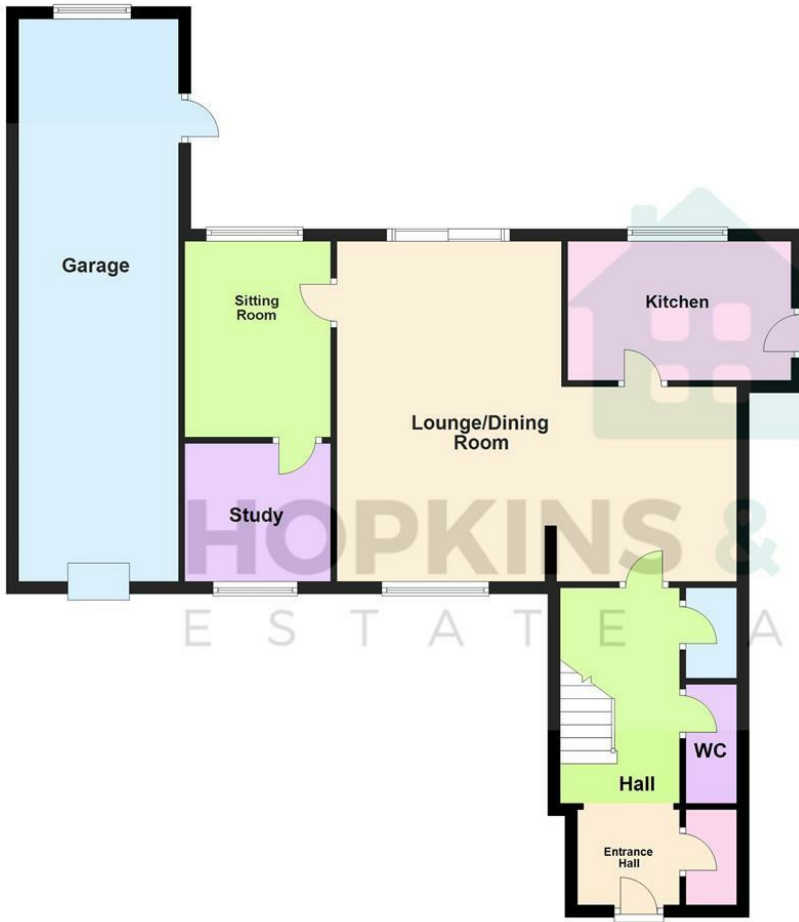
These sales details have been submitted to our clients and are awaiting approval by them - they are distributed on this basis and are subject to change.

Important Information

These sales details are produced in good faith with the approval of the vendors and are given as a guide only. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. Please note that we have not tested any of the appliances or systems at this property and cannot verify them to be in working order. Unless otherwise stated fitted items are excluded from the sale, such as carpets, curtains, light fittings and sheds. These sales details, the descriptions and the measurements therein do not form part of any contract and whilst every effort is made to ensure accuracy this cannot be guaranteed. Nothing in these details shall be deemed to be a statement that the property is in good structural condition or otherwise. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only. Photographs are taken with a wide angle digital camera. Nothing herein contained shall be a warranty or condition and neither the vendor or ourselves will be liable to the purchaser in respect of any mis-statement or misrepresentation made at or before the date hereof by the vendor, agents or otherwise. Any floor plan included is intended as a guide layout only. Dimensions are approximate. Do Not Scale.

Floor Plan

Ground Floor



First Floor

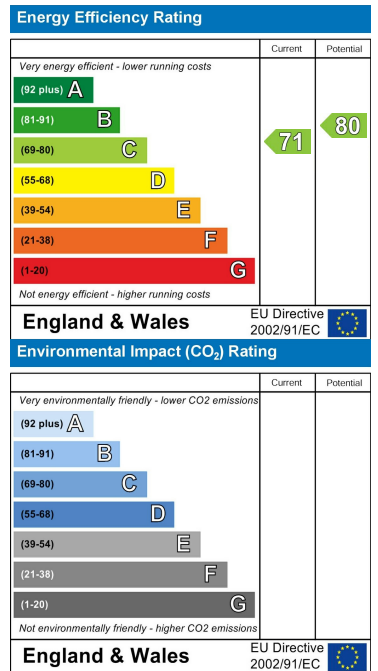


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Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



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