



HOPKINS & DAINTY

ESTATE AGENTS



Bretton Close, Leicester, LE4 2FW

£200,000

****OPEN 7 DAYS**** HOPKINS & DAINTY are delighted to offer for sale this well presented mid town house, having flexible accommodation set over three floors in a great location. The property has gas central heating and double glazing and the added bonus of a garage located a short walk away. In brief this spacious home comprises: Entrance hall, kitchen/diner, re-fitted bathroom, separate W.C., small utility room, three bedrooms and a lounge. There is a low maintenance garden to the rear and four built in storage cupboards. Viewing is highly recommended. 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.

Entrance hall

With large built in storage cupboard, radiator, stairs to the upper floor and stairs to the lower floor.

Kitchen/diner 12'3" x 8'4" (3.74 x 2.55)



Fitted with a range of matching wall and base units, working surfaces with tiling to the splashbacks, inset circular sink unit and drainer, fitted electric cooker with extractor over, appliance space for fridge/freezer, windows to the front, rear and side, spotlights to the ceiling, exposed beam to vaulted ceiling, radiator.

Utility room 7'2" x 3'10" (2.19 x 1.17)



With appliance space for washing machine, laminate flooring, radiator.

W.C

With W.C., window to the front.

Bathroom



Re-fitted with a 'P' shaped panelled bath with shower over, vanity unit with inset wash hand basin, heated towel rail, window to the front.

Upper floor

With built in storage cupboard.

Lounge 15'10" x 10'8" (4.85 x 3.27)



With window to the rear, radiator.

Bedroom Three 12'9" x 5'10" (3.90 x 1.79)



With window to the rear, radiator.

Lower floor

With generous built in storage cupboard, door to the side leading to the rear garden.

Bedroom One 12'7" x 10'6" (3.85 x 3.21)



With built in storage cupboard, radiator, window to the rear.

Bedroom Two 12'7" x 6'0" (3.84 x 1.83)

With window to the rear, radiator.

Outside



The rear garden has been designed with low maintenance in mind and has artificial lawn, patio seating area, a useful covered timber decking area. There is a garage belonging to the property located a short walk away.

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

Lower Floor

Approx. 25.1 sq. metres (270.0 sq. feet)



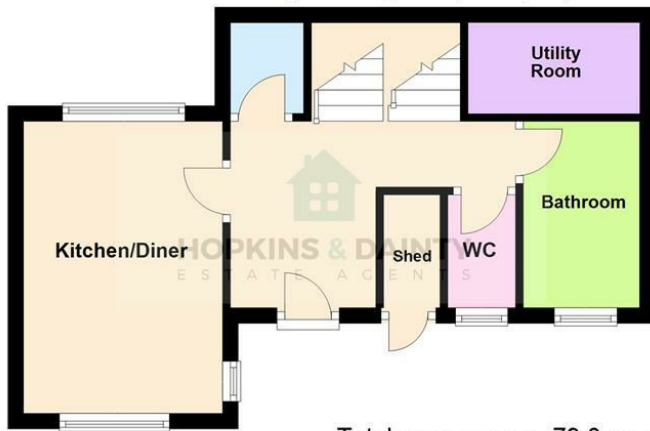
Upper Floor

Approx. 24.8 sq. metres (266.9 sq. feet)



Ground Floor

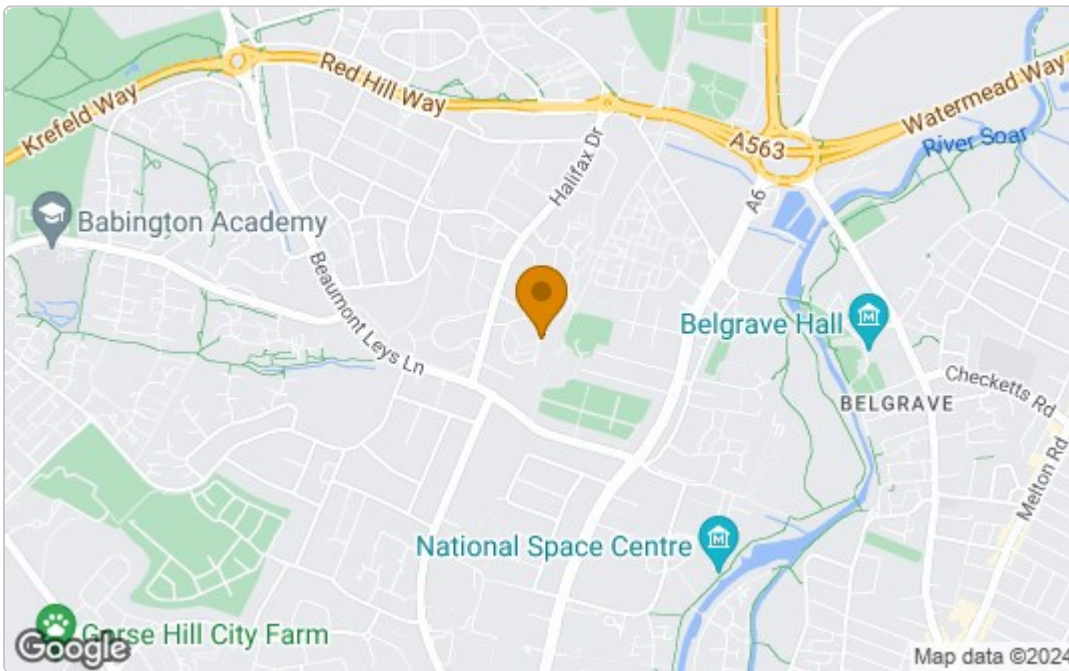
Approx. 29.2 sq. metres (313.9 sq. feet)



Total area: approx. 79.0 sq. metres (850.8 sq. feet)

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Plan produced using PlanUp.

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		80
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		

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. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.