



HOPKINS & DAINTY

ESTATE AGENTS



Masefield Place, Leicester, LE9 7JY

£260,000

****OPEN 7 DAYS**** HOPKINS & DAINTY are delighted to offer for sale this most pleasant double fronted three bedroom detached house located within a desirable development on a No-Through road. The accommodation briefly has to offer: Entrance hall, downstairs W.C., lounge with double opening French doors leading into a conservatory overlooking the rear garden. There is also a kitchen/diner with doors to the rear. To the first floor there are three bedrooms, a bathroom and an en-suite shower room to bedroom one. Outside there is a rear garden with access to the single garage and driveway. 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 stairs off to the first floor, built in storage cupboard, radiator.

Conservatory 8'7" x 8'0" (2.64 x 2.45)



With double opening doors to the side leading out onto the rear garden.

Downstairs W.C



With W.C., wall mounted wash hand basin, radiator.

Kitchen/diner 15'1" x 8'11" (4.60 x 2.74)



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 with drainer, fitted electric oven with a gas hob over, appliance space for washing machine, dishwasher and and fridge/freezer, window to the front, radiator, double opening French doors to the rear opening out onto the rear garden.

Lounge 15'0" x 10'7" (4.59 x 3.23)



With radiator, window to the front, doors through to:

The first floor

Bedroom One 9'0" to wardrobes x 8'11" (2.76 to wardrobes x 2.74)



With fitted wardrobes, window to the rear, radiator, door to:

En-suite shower room



With shower enclosure, W.C., pedestal wash hand basin, partially tiled walls, radiator, window to the rear.

Bedroom Two 10'7" max x 8'1" (3.23 max x 2.48)



With window to the front, radiator.

Bedroom Three 10'7" x 6'9" (3.23 x 2.06)



With window to the rear, radiator.

Bathroom



With panelled bath, W.C., pedestal wash hand basin, partially tiled walls, radiator, window to the front.

Outside



The property has a small garden to the front which has been laid to gravel with a hedge boundary. The brick walled garden is mainly laid to lawn with access from here to the single garage which has up and over door, power and lighting together with parking in front.

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.

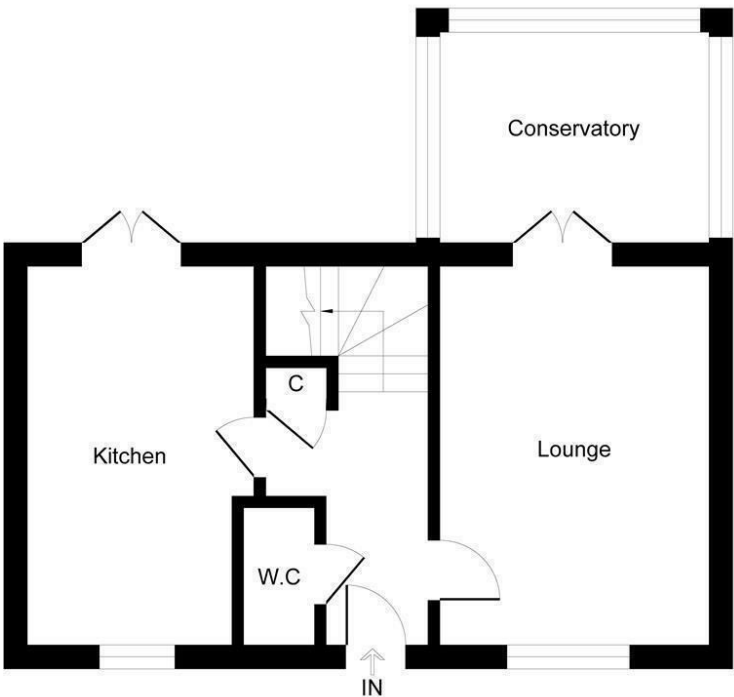
Important Information

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.

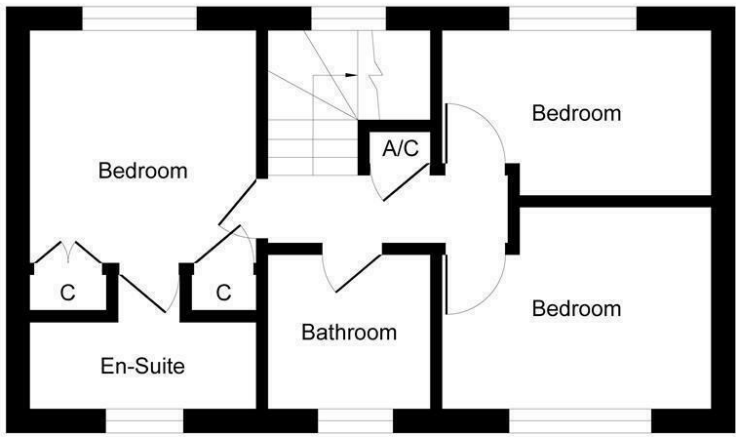
Estate maintenance charge

We understand that properties on this estate are subject to an annual service charge. We always recommended buyers to get their legal adviser to verify these details prior to exchange of contracts.

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Ground Floor



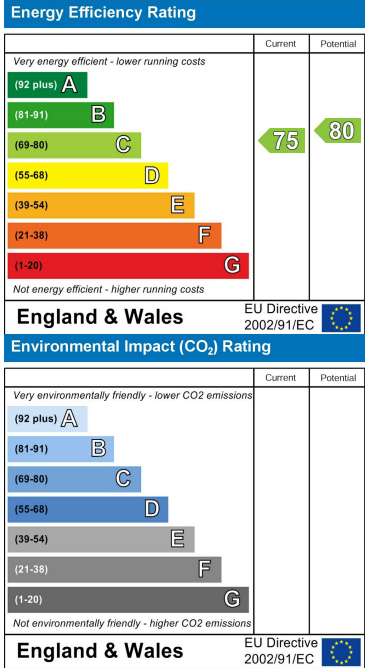
First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.

Area Map



Energy Efficiency Graph



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 firms employment has the authority to make or give any representation or warranty in respect of the property.