



HOPKINS & DAINTY

ESTATE AGENTS



Fairfax Road, Leicester, LE4 9EL

£300,000

OPEN 7 DAYS A WEEK - HOPKINS & DAINTY of TICKNALL are pleased to market this well appointed three bedroom family home. Set in this popular residential location, convenient for the ring road.

The accommodation comprises: entrance hall, bay fronted lounge with a feature fireplace and multi-fuel stove and a rear kitchen/diner with a built in oven and hob along with French doors opening onto the rear garden. On the first floor there are two double bedrooms, a single third bedroom and the bathroom which has a three piece suite including an over bath shower. The property also has gas central heating and double glazing; a paved front garden and an enclosed rear lawn and patio garden with a range of storage sheds and an outside WC.

If you would like to see this home for yourself, feel free to let us know when you are available. We are open 7 days a week.

Entrance Hall

Accessed via a leaded light double glazed entrance door. With laminate flooring, a radiator and stairs rising to the first floor. An attractive glazed door leads to:

Lounge 12'4" x 11'5" (+bay) (3.78 x 3.50 (+bay))



With a feature fireplace and multi-fuel stove, with a wooden mantle over. Radiator, leaded light double glazed front bay window, coving to the ceiling and a glazed door to:

Kitchen/Diner 15'7" x 11'3" (4.77 x 3.44)



Lovely kitchen/diner with a central island, breakfast bar and storage cupboards under. Fitted range of Base and wall units with worktops and an inset one and a quarter sink and drainer. There is a built in electric oven, hob and hood along with space for further appliances including plumbing for a washing machine. Radiator, a double glazed window and French doors opening to the rear garden and an under stairs pantry.

First Floor Landing

With access to the loft space and doors leading off.

Bedroom 1 11'6" x 9'5" (+bay) (3.52 x 2.88 (+bay))



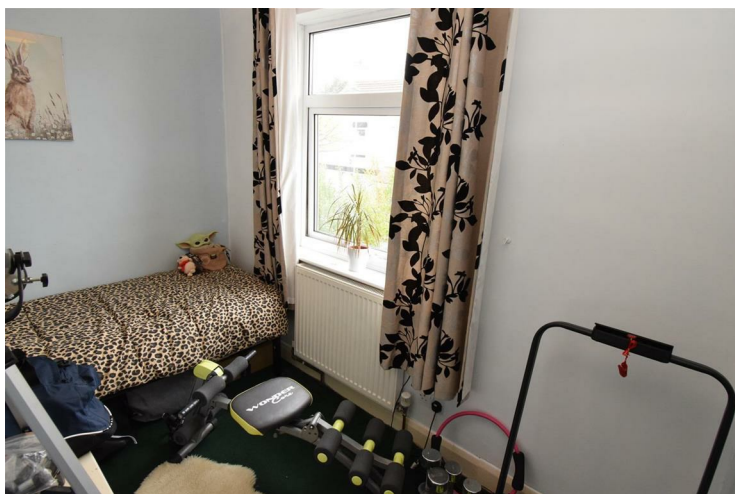
Front double bedroom with a double glazed bay window, laminate flooring and radiator.

Bedroom 2 11'3" x 9'4" (3.45 x 2.87)



Measurements include the wardrobes. Rear double bedroom with fitted wardrobes, a radiator, picture rail and double glazed rear window.

Bedroom 3 9'5" x 7'0" > 5'10" (2.89 x 2.15 > 1.79)



Single third bedroom with a radiator, over stairs plinth and

a double glazed front window.

Bathroom 8'3" x 7'6" (2.52 x 2.29)



Three piece suite comprising bath with an electric shower over, wash hand basin and WC. Boiler cupboard housing the wall mounted gas boiler. Tiled splashbacks, a radiator and double glazed rear window.

Front Garden

To the front of the property there is a low maintenance paved garden with fencing to the boundary. A gated shared side entry leads to the rear garden.

Rear Garden



Enclosed rear lawn and patio garden with a range of storage sheds including an outside WC and a covered seating area.

Important Information

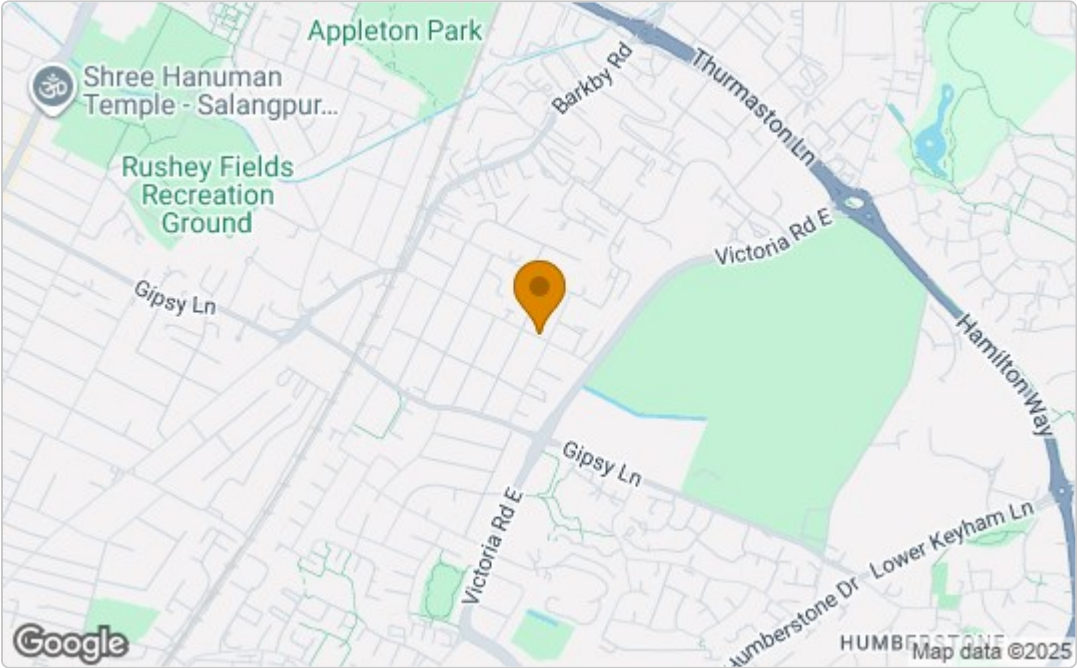
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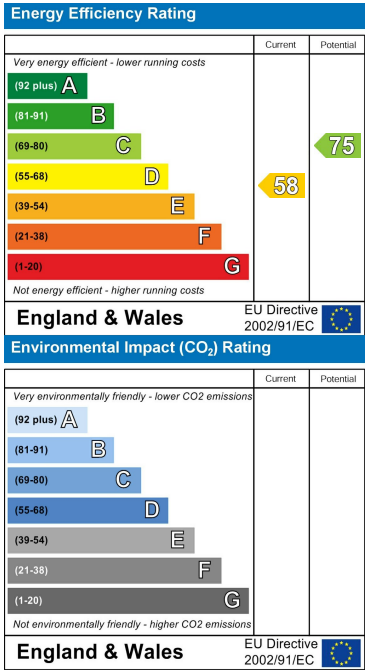
Floor Plan



Area Map



Energy Efficiency Graph



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