

## Egginton Road, Hall green



**Offers Over £310,000**

Nestled in the desirable area of Hall Green, this charming semi-detached house on Egginton Road offers a perfect blend of comfort and convenience. Spanning an impressive 972 square feet, this well-maintained property boasts three well-lit bedrooms, making it an ideal home for families or those seeking extra space.

Upon entering, you are greeted by two inviting reception rooms that provide ample space for relaxation and entertaining. The heart of the home is undoubtedly the impressive kitchen and dining area, which is perfect for hosting family meals or gatherings with friends. The layout is both functional and stylish, ensuring that cooking and dining experiences are enjoyable.

The property features two bathrooms, providing convenience for busy households. Each room is thoughtfully designed to maximise natural light, creating a warm and welcoming atmosphere throughout the home.

Outside, the property is complemented by a lovely garden, offering a tranquil space for outdoor activities or simply unwinding after a long day. Additionally, there is parking available for two vehicles, a valuable asset in this sought-after location.

Built between 1950 and 1959, this home retains a classic charm while providing modern comforts. Its great location ensures easy access to local amenities, schools, and transport links, making it a perfect choice for those looking to settle in a vibrant community. This property is a wonderful opportunity for anyone seeking a delightful family home in Hall Green.





## Egginton Road, Hall green

- Semi-Detached
- 3 Bedrooms
- Out Building
- Garden
- 2 Reception Rooms
- Impressive Kitchen/Diner
- Off-Road Parking
- Ideal Family Home

### Reception

11'3" x 10'4" (3.44m x 3.15m)

Double glazed bay window to front, laminate flooring, chimney breast, wall mounted radiator, ceiling lights, skirting, coving to ceiling, electric fireplace

### Kitchen/Dining Room

13'7" x 18'8" (4.15m x 5.69m)

Double glazed window to rear, double glazed Velux windows, double glazed door to rear, laminate flooring, chimney breast, ceiling light, skirting, wall mounted radiator, electric fireplace, splash back tiling, ceiling lights, generous number of storage units, worktops, drainer sink with mixer tap, integrated gas cooker and extractor fan, integrated double oven and Microwave, kitchen island

### Utility

13'2" x 6'8" (4.02m x 2.03m)

Double glazed doors to garden and front, worktop, tile flooring, Plumbing for white goods

### W/C

6'1" x 3'8" (1.86m x 1.12m)

Laminate flooring, toilet, ceiling light, extractor fan, wash basin with mixer tap

### Bedroom 1

11'9" x 10'9" (3.59m x 3.28m)

Double glazed window to rear, carpet flooring, wall mounted radiator, skirting, ceiling light, Built up wardrobes

### Bedroom 2

10'11" x 10'6" (3.34m x 3.19m)

Double glazed bay window to front, carpet flooring, wall mounted radiator, skirting, ceiling light

### Bedroom 3

7'0" x 5'11" (2.13m x 1.80m)

Double glazed window to front, carpet flooring, wall mounted radiator, skirting, ceiling light

### Bathroom

5'10" x 8'1" (1.77m x 2.46m)

Privacy double glazed window to rear, Lino flooring, wall tiles, bathtub with mixer tap, shower unit over bath, wash basin with mixer tap, heated towel rail, extractor fan

### Directions





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### WC

2'11" x 5'4" (0.90m x 1.62m)

Privacy double glazed window to front, Lino flooring, toilet, ceiling light, extractor fan, wall mounted radiator

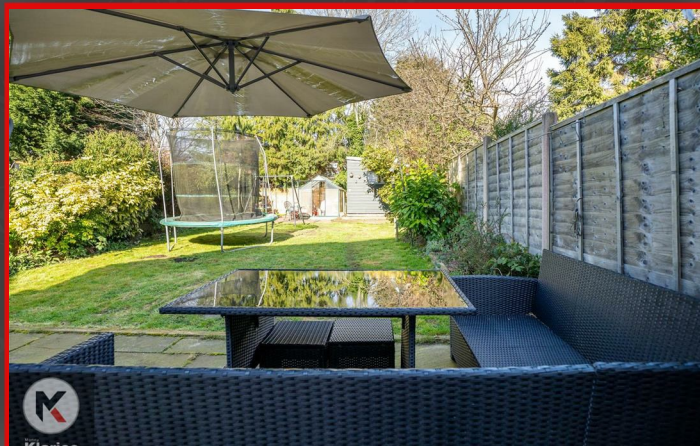
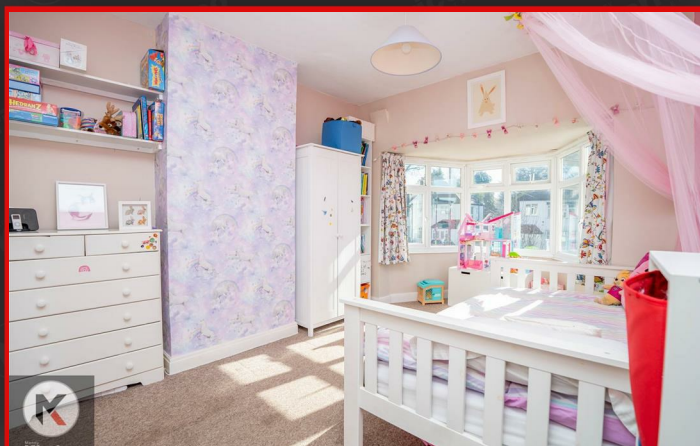
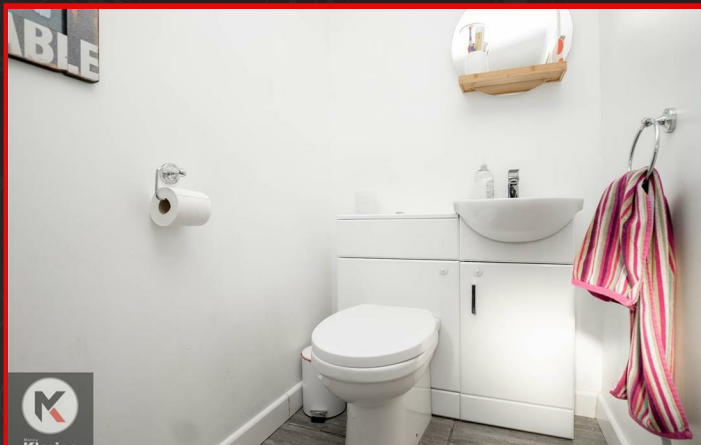
### Garden

Spacious garden, garden slabs, privacy from rear, Fence panels to boundaries, laid lawn, patio area, Hedge shrubs



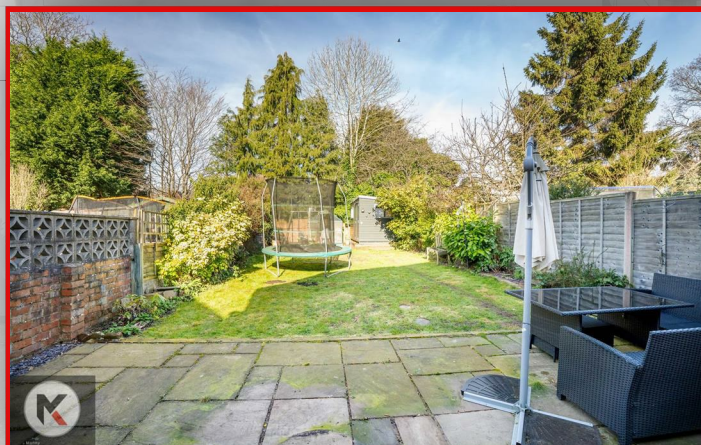


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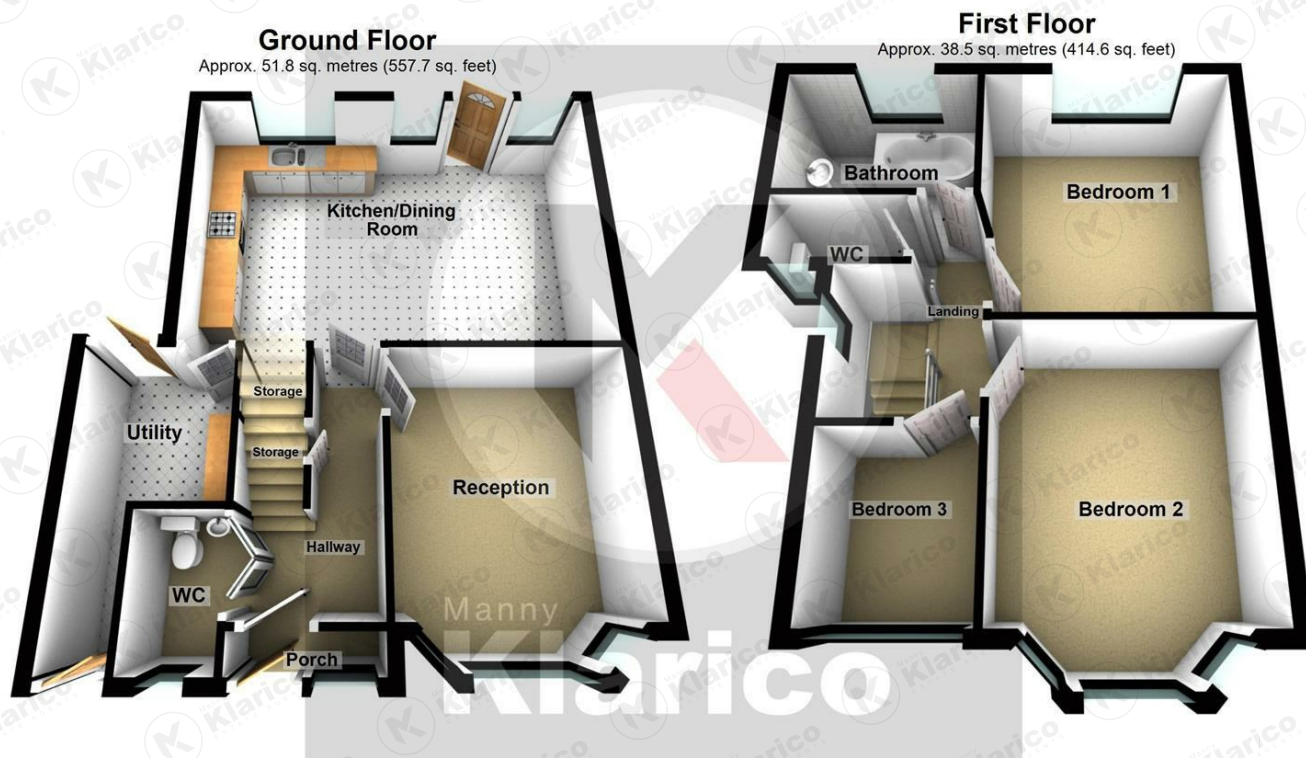




## Egginton Road, Hall green







Total area: approx. 90.3 sq. metres (972.3 sq. feet)

This plan is not to scale and is given merely as a guide to show the approximate location of one room to another. This is only used for illustration purposes and should be as such by any other party thus no responsibility is taken for any error, omission or misstatement. Any appliances, fixtures, systems etc have not been tested and therefore no guarantee can be provided



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