



HAMPSONS
ESTATE AGENTS

0116 214 7555

THE OLD SCHOOL HOUSE, 346 LOUGHBOROUGH ROAD, LEICESTER, LE4 5PJ

WWW.HAMPSONSESTATEAGENTS.CO.UK

TEANAHAMPSON@HAMPSONSESTATEAGENTS.CO.UK

Acres Road, Leicester Forest East

£450,000

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Hampsons have great pleasure in offering to the market this superbly presented and extended four bedroomed detached home, occupying a sizeable 0.25 acre plot in an excellent head of cul-de-sac location. The property makes a wonderful family home and offers a wealth of internal accommodation as well as a self contained annexe in the garden.

The internal accommodation comprises in brief; a glazed porch leading into an attractive entrance hall with downstairs WC off and doors off to a through lounge/diner with fireplace and bay window to the front. Double doors lead through to the well appointed kitchen which is fitted with a range of quality wall and base units and features a granite work surfaces and breakfast bar along with modern appliances. From the kitchen there is an opening to a delightful, cosy, snug area and there is a separate utility room and downstairs shower.

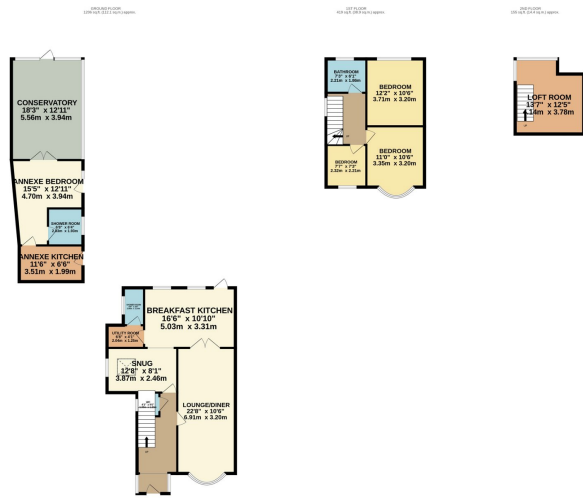
To the first floor there are three bedrooms with the master bedroom having a bay window to the front and there is also a family bathroom with shower over the bath.

To the second floor there is a good sized bedroom (currently undecorated) with fantastic views over the gardens.

The separate annexe consists of a fitted kitchen, bedroom with ensuite shower room and a large conservatory/sitting room, again enjoying fine views of the gardens.

Externally, there is a block paved driveway to the front and side affording off road parking for two vehicles and there are extensive rear gardens which are mainly laid to lawn with shrub borders, patio and a large timber summer house.

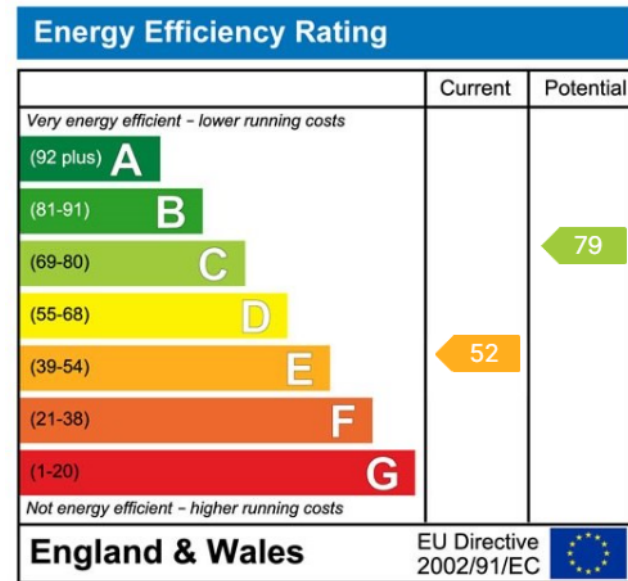




TOTAL FLOOR AREA: 1770 sq ft, (165.4 sq m.) approx.

These plans are intended to show a guide to the layout of the property. Measurements of plots, gardens, roads and any other areas are approximate and are not intended to be used for any purpose, professional or otherwise. The plans do not show any services or appliances that may be installed or used by any person other than the purchaser. The purchaser should satisfy themselves that any services and appliances shown on the plans are in fact installed and are in good working order. Make your own enquiries (12/22)

- Four Bedrooms
- 0.25 Acre Plot Approx
- Self Contained Annexe
- Through Lounge/Diner
- Well Appointed Kitchen With Garden Views
- Sought After Cul-de-sac Location
- Well Presented Throughout
- Perfect For Multi-Generational Living
- EPC Rating E, Council Tax Band D
- DRAFT DETAILS



By law we carry out verification checks and proof of fund checks.

The details are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted. We have not tested any services or appliances and purchasers are advised to satisfy themselves as to the working order and condition.

Floor plans do not reflect exact dimensions or exactly replicate the layout of the property.

Referral Fees: EPC: up to £50. Mortgage: up to £500. Conveyancing up to £300. Survey: up to £50 all plus vat.

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