



HAMPSONS
ESTATE AGENTS

0116 214 7555

146 HINCKLEY ROAD, LEICESTER FOREST EAST, LE3 3JT

WWW.HAMPSONSESTATEAGENTS.CO.UK

TEANAHAMPSON@HAMPSONSESTATEAGENTS.CO.UK

Park Rise, Western Park

Offers Over £245,000

3 1 1



We are pleased to present this lovely semi-detached property in a tucked away position, located in an urban area with excellent public transport links. This property is in good condition and would be ideal for families or couples looking for a comfortable and convenient home.

Upon entering the property, you will find a welcoming hallway with a downstairs WC and a door off to a spacious open-plan reception room, which has been recently refurbished and offers ample space for both living and dining areas. The large windows allow for plenty of natural light to fill the room, creating a bright and inviting space. From here, you have direct access to the well-maintained garden, perfect for enjoying outdoor activities or simply unwinding after a long day.

The modern kitchen is equipped with high-quality appliances and has been recently refurbished to provide a stylish and functional space for cooking and entertaining. The quartz countertops add a touch of elegance to this practical kitchen.

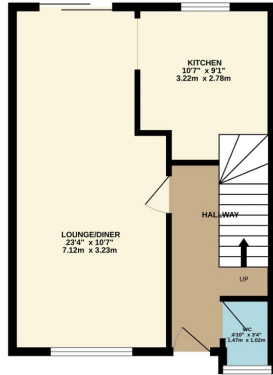
Upstairs, the property boasts three bedrooms. The first bedroom is a double bedroom, offering plenty of space for a comfortable night's sleep. The second bedroom is also a double, and it features built-in wardrobes and large windows that flood the room with natural light. The third bedroom is a single room, which could also be utilized as a home office or a nursery.

The property also benefits from a well-appointed bathroom and a council tax band B. Nearby, you will find excellent schools, local amenities, and easy access to all the conveniences of urban living.

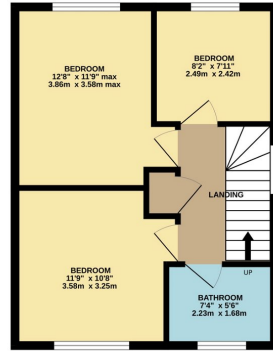
Overall, this property offers a fantastic opportunity for anyone looking for a semi-detached home in a desirable location. Don't miss out on the chance to make this wonderful property your new home. Book a viewing today!



GROUND FLOOR
415 sq.ft. (38.5 sq.m.) approx.



1ST FLOOR
403 sq.ft. (37.5 sq.m.) approx.

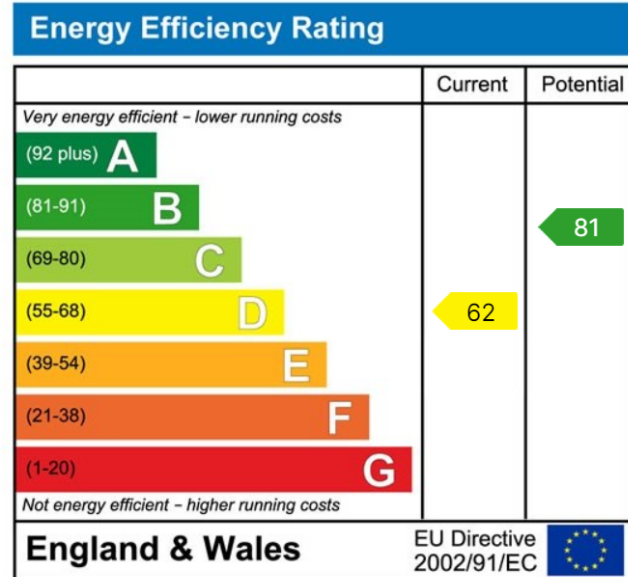


TOTAL FLOOR AREA: 818 sq.ft. (76.0 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the foregoing, we accept no responsibility for any inaccuracy or error, or omission or mis-statement. This plan is for illustrative purposes only and should be used on your own behalf. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metrepro 10/22



- Three Bedrooms
- Recently Refitted Contemporary Kitchen
- Tucked Away Location
- Pleasant Rear Garden
- EPC Rating D, Council Tax Band B
- Semi-Detached
- Quartz Worktops
- Garage To Rear
- Downstairs WC
- 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.

Registered in England and Wales number 12430282. Registered office: 3 Oswin Road, LE3 1NR.

