



HAMPSONS
ESTATE AGENTS

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Hinckley Road, Leicester Forest East, Leicester, LE3 3PH
£695,000

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Hampsons are delighted to present to the market this exceptionally rare opportunity to acquire this distinguished and generously proportioned property of great character, occupying a sizeable plot in this most sought after of positions. We consider that there is huge potential to extend and improve the property subject to planning consents to create a truly wonderful family home. This home is offered to the market with no upward chain and an early inspection is advised to appreciate the size of the accommodation on offer.

The property is accessed via a sweeping crescent driveway and there is a mature front garden with a selection of shrubs and trees providing a good degree of privacy. The internal accommodation comprises in brief, a porch leading into an imposing panelled hallway with a staircase rising to the first floor and doors off to a downstairs WC, dual aspect lounge with walk in bay window to the front and French doors opening to the gardens. Also on the ground floor there is a bay windowed dining room, a well appointed dining kitchen, a lobby to the side, gardeners WC and a generous laundry room.

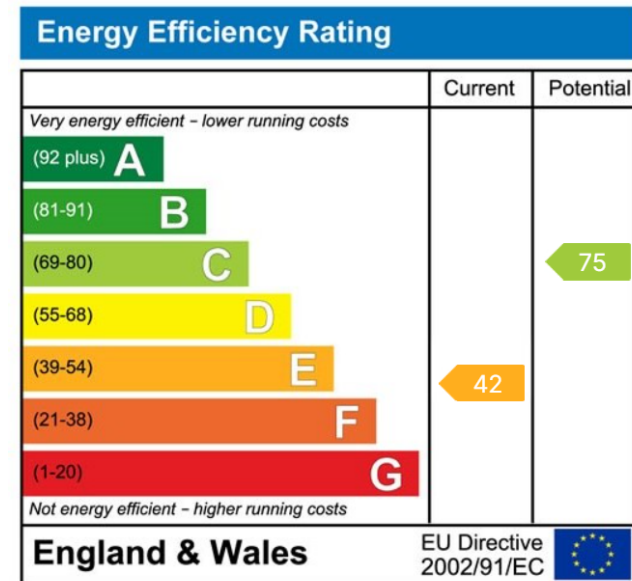
To the first floor there is a superb half galleried landing with access to a large master bedroom with a range of fitted wardrobes and access to an en-suite shower room with four piece suite including a bath and separate shower, as part of the master bedroom there is a storage room accessed via the built in wardrobes which could be developed into a dressing room. Also on the first floor there is another generous bedroom with an en-suite shower room along with two other good sized bedrooms. Completing the accommodation on the first floor is a large family bathroom.

Externally, the property has a large double garage with rearward access to the fantastic rear gardens which are tree-lined and mainly laid to lawn with a patio area and a small outbuilding to the bottom of the garden providing storage.





- No Upward Chain
- Four Bedrooms
- Character Property
- Potential To Improve/Extend STP
- Two Reception Rooms
- Large Plot
- In And Out Driveway
- Much Sought After Location
- EPC Rating E, Council Tax Band G
- 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.

