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Galahad Close, Leicester Forest East
£315,000

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Hampsons are delighted to present to the market this well extended three/four bedroomed semi-detached home, occupying a favourable position in a tucked away location close to good schooling and parkland. The property is currently set out as a three bedroomed property with a study area but could easily be converted into four bedrooms if required. Perfect for the growing family, this is one not to be missed!

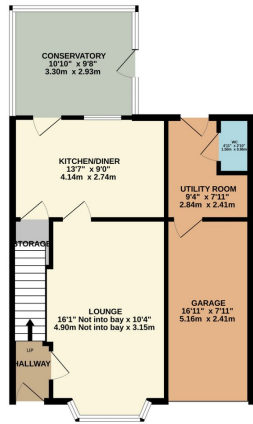
The internal accommodation comprises in brief; an entrance hall with stairs rising to the first floor landing with a door off to a bay windowed lounge with feature fireplace. A door from the lounge leads into the dining kitchen which is fitted with a range of wall and base units, integrated cooker and hob and a built in pantry cupboard. From the kitchen there is a spacious conservatory offering access and views over the garden. There is a utility room and downstairs WC to the rear of the garage which is accessed via the garage but could easily be incorporated to the rest of the internal accommodation if desired.

To the first floor there is a landing with doors leading off to a large double bedroom with fitted wardrobes, a single bedroom with a frontal aspect a family bathroom with three piece suite including shower over the bath. Also accessed from the landing is a study area/4th bedroom which has an opening to a stunning 25ft master bedroom with vaulted, beamed ceilings and an abundance of natural light.

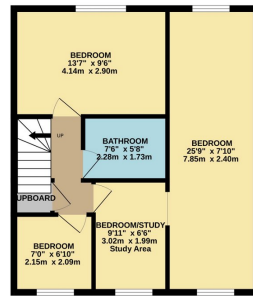
Externally to the front there is driveway parking for several cars and an integral garage with access to the utility room. To the rear there is a low maintenance garden with a large summerhouse.



GROUND FLOOR
642 sq.ft. (59.6 sq.m.) approx.

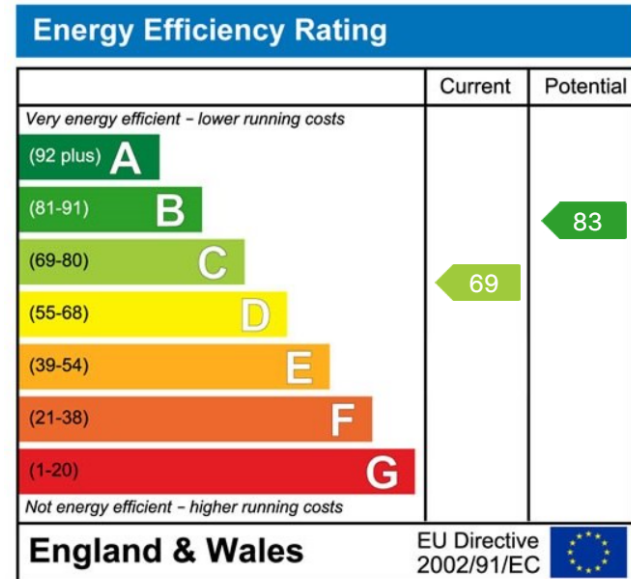


1ST FLOOR
538 sq.ft. (50.0 sq.m.) approx.



TOTAL FLOOR AREA: 1180 sq.ft. (109.6 sq.m.) approx.
While every effort has been made to ensure the accuracy of the figures and floor area measurements of rooms, individual rooms and any other parts are approximate and not responsible for any error, omissions or misstatements. This plan is for guidance purposes only and should be used as a guide only for prospective purchase. The actual floor area and approximate measurements may vary from those shown on this plan. No liability is accepted for any error or omission. Measurements are taken from the internal face of walls and doors unless otherwise stated. All dimensions are approximate and may vary slightly. See also the EPC and Energy Guide for more information.

- Three/Four Bedrooms
- Semi-Detached
- Cul-de-sac Location
- Stunning 25ft Master Bedroom
- Utility Room & Downstairs WC
- Conservatory To Rear
- Low Maintenance Rear Garden With Summer House
- Driveway And Garage
- EPC Rating C, Council Tax Band C
- 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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