



Hinckley Road, Leicester Forest East

£615,000



HAMPSONS  
ESTATE AGENTS

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## Hinckley Road, Leicester Forest East

Hampsons are delighted to present to the market this most attractive and immaculately presented four bedroomed detached home, situated on a plot of approximately a quarter of an acre and offering well proportioned internal accommodation. Perfect for the growing family, the property is located on the sought after Hinckley Road, convenient for good local schooling and a variety of local amenities and transport/road links.

The internal accommodation comprises in brief; a good sized porch leading into a wonderful entrance hall, with panelled staircase and useful storage cupboard under. There are three reception rooms emanating from the hallway, including a sitting room with bay window to the front, a cosy lounge to the rear with patio doors leading out to the garden and a useful study/play room. Across the rear of the property there is a family dining kitchen which is fitted with a range of bespoke Oak wall and base units with integrated oven and hob and there is ample space for a large dining table with wonderful garden views through the patio doors. From the dining area there is a door leading to the utility room which is appointed with a range of units with space for appliances, access to the garden, courtesy access to the garage and a downstairs WC.

To the first floor there is a charming split landing with doors off to four generous bedrooms, including a lovely master bedroom with walk in bay window to the front, a further double room to the rear, again with fitted wardrobes, a third double bedroom and a good sized single room with fitted wardrobes. Completing the accommodation on the first floor is a spacious bathroom with four piece suite of panelled bath, low flush WC, pedestal wash hand basin and shower cubicle and there is also the benefit of a second shower room, ensuring maximum convenience.

The property sits back from the road on an excellent plot, with a large block paved driveway to the front affording off road parking for several vehicles and giving access to an one and half sized garage. To the rear there is a sizeable garden which is mainly laid to lawn with planted borders, patio area and a large timber summer house.











# Hinckley Road, Leicester Forest East, Leicester, LE3

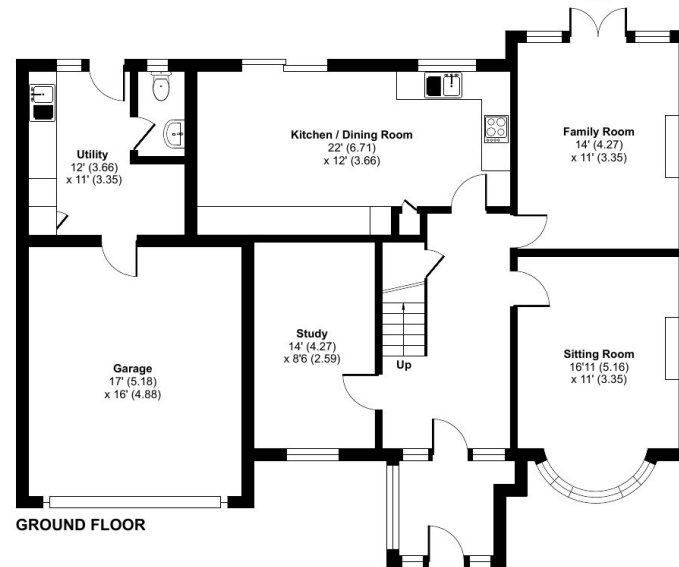
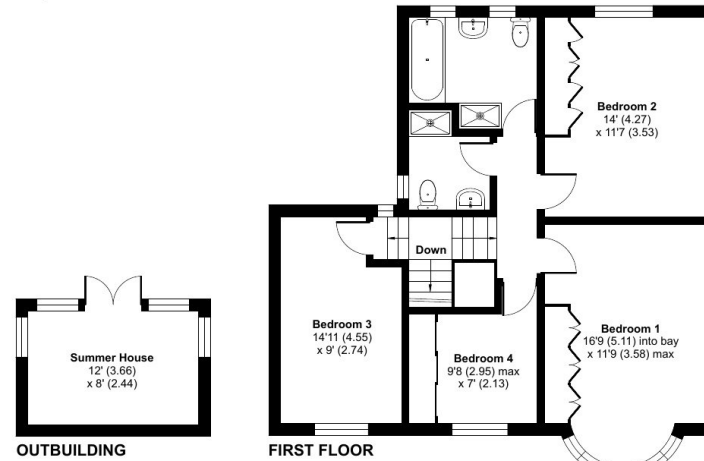
Approximate Area = 1670 sq ft / 155.1 sq m

Garage = 398 sq ft / 36.9 sq m

Outbuilding = 96 sq ft / 8.9 sq m

Total = 2164 sq ft / 200.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchechem 2024. Produced for Hampsons Estate Agents. REF: 1070668

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.

