



HAMPSONS  
ESTATE AGENTS

0116 214 7555

146 HINCKLEY ROAD, LEICESTER FOREST EAST, LE3 3JT

[WWW.HAMPSONSESTATEAGENTS.CO.UK](http://WWW.HAMPSONSESTATEAGENTS.CO.UK)

[TEANAHAMPSON@HAMPSONSESTATEAGENTS.CO.UK](mailto:TEANAHAMPSON@HAMPSONSESTATEAGENTS.CO.UK)



# Park Drive, Leicester Forest East

Offers Over £380,000

3 1 1





Hampsons are delighted to present to the market this wonderful family home of much charm and character, having been renovated and extended sympathetically to an incredible standard. The property is located extremely conveniently for the major road network, good local schooling and a range of leisure amenities at Meridian and Fosse Park are within ten minutes drive. No upward chain.

The internal accommodation is accessed via an original style front door with stained glass surround leading to an imposing entrance hall with a parquet floor, cast iron radiator and a feature panelled staircase with downstairs WC under. There is gas-fired central heating, with zoned controls and cast iron radiators throughout. Period correct features in this room include picture rails, built in bookshelf and a parquet floor to the dining area and there is carpet to the lounge area where there is also a walk in bay window. French doors to the rear of the room give access to the garden and provide an abundance of natural light. From the dining area, a door leads into a stunning dining kitchen which has a feature vaulted ceiling and is fitted with a quality range of wall and base units with natural stone worksurfaces and breakfast bar. A Rayburn aga stands underneath a standstone chimney breast and there are a range of NEFF flitted appliances. A set of sliding patio doors give access to the garden. From the kitchen a sliding door leads to a utility room which is fitted with a range of full height gloss cupboards within which is plumbing for a washing machine. A courtesy door leads to the garage from the utility room.

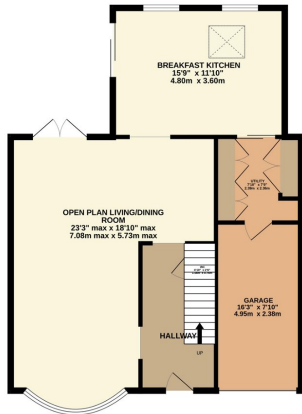
To the first floor there is a landing with doors off to three well proportioned bedrooms, with the master having a feature walk in bay window and fireplace. There is a galleried/mezzanine room which could be used as a bedroom or study and features an exposed brick wall and an oak balcony above the kitchen. The bathroom is a true highlight, having granite and ash flooring and Victorian style sanitaryware including a sunken bath, step-in shower cubicle, high level WC and wash hand basin.

Externally to the front there is a block paved driveway affording off road parking for two vehicles and giving access to the garage. A path to the side leads to the storage shed which benefits from power and

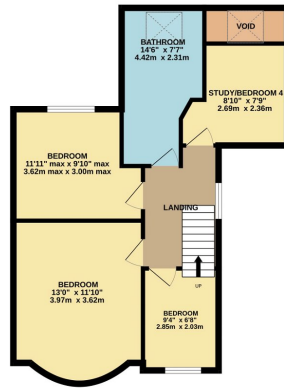




GROUND FLOOR  
616 sq.ft. (57.0 sq.m.) approx.



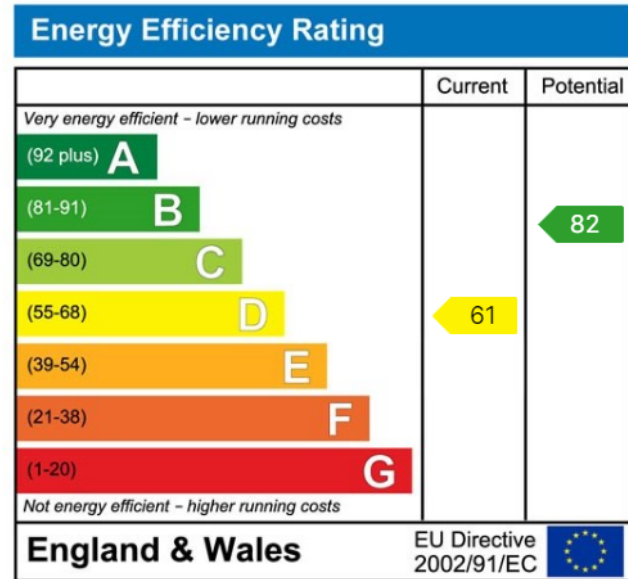
1ST FLOOR  
615 sq.ft. (57.1 sq.m.) approx.



TOTAL FLOOR AREA: 1430 sq.ft. (132.9 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan created here, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan and associated documents only are intended to assist as a guide for any prospective purchaser. The purchaser should always check the dimensions and details of the property and to guide them as to their suitability or efficiency can be given.  
 Made with MyPlan 10/2021



- Three/Four Bedrooms
- Stunning Specification
- Amazing Open Plan Living Area
- Fantastic Dining Kitchen
- Rayburn Aga
- Feature Bathroom With Sunken Bath
- Underfloor Heating To Living Area
- Driveway And Garage Area
- EPC Rating D, Council Tax Band D
- No upward chain



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.

