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ESTATE AGENTS

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# Fishpools, Braunstone Town

Offers Over £260,000

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Offered with NO UPWARD CHAIN, this modern three bedroomed detached home has been extended to the rear and features bi-folding doors opening out to the garden as well as an incredibly spacious open plan living space and an en-suite shower room to the master bedroom. The property is close to primary schooling and local amenities including Fosse Park and Meridian, making it perfect for families!

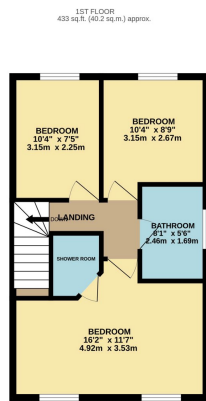
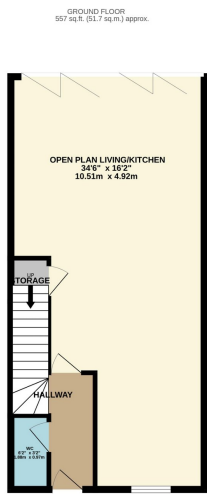
The internal accommodation comprises in brief; an entrance hall with stairs rising to the first floor and a downstairs WC. A door leads into a magnificent, extended open plan living space with a well appointed kitchen with some fitted appliances and bi-folding doors opening out to the living area from the garden.

To the first floor there is a landing leading off to a master bedroom with two windows to the front and an en-suite shower room, two further bedrooms and a contemporary family bathroom with shower over the bath.

Externally to the front there is a paved driveway for two cars and there is gated access to the side leading to the rear garden which is majority lawned and features shrub borders, a patio and a large timber shed.

Broadband internet and mobile telephone availability can be found on the Ofcom website via their postcode checker.

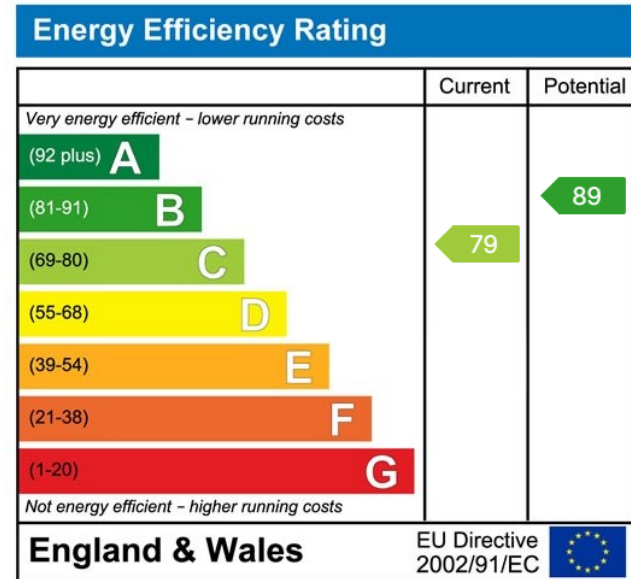




TOTAL FLOOR AREA: 990 sq.ft. (91.9 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the floor plan, measurements of actual rooms, including those shown in the photographs, may vary slightly from the dimensions shown on the floor plan. The floor plan is provided as a guide only and is not intended to be used as a basis for any legal proceedings.



- No Upward Chain
- Three Bedrooms
- Modern Detached Home
- Extended To Rear
- Bi-Folding Doors
- Stunning Open Plan Living Space
- En-Suite To Master Bedroom
- Driveway For Two Cars
- Council Tax Band C, EPC Rating 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.

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

