



HAMPSONS
ESTATE AGENTS

0116 214 7555

146 HINCKLEY ROAD, LEICESTER FOREST EAST, LE3 3JT

WWW.HAMPSONSESTATEAGENTS.CO.UK

TEANAHAMPSON@HAMPSONSESTATEAGENTS.CO.UK

Kingfisher Close, Leicester Forest East

Offers Over £425,000

5 3 1



Hampsons Estate Agents are delighted to present to the market with no upward chain this spacious five bedroomed detached family home occupying a favourable cul-de-sac position in a much sought after area. The property has been effectively extended and features a ground floor bedroom and shower room, perfect for those with dependent relatives.

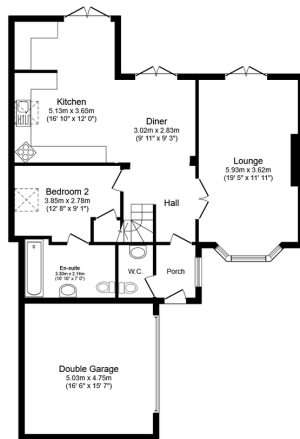
The internal accommodation comprises in brief; an entrance porch with a downstairs WC off. The porch leads into a welcoming entrance hall with a staircase rising to the first floor landing and a door to a bright and airy dual aspect lounge with a feature stone fireplace with oak mantelpiece, a bay window to the front and French doors to the rear. Also leading from the hallway is the extended dining kitchen with the kitchen area being superbly fitted with a range of Shaker style wall and base units with a selection of fitted appliances including an oven, hob and dishwasher. There are a set of French doors opening to the gardens from the dining area which let a good amount of natural light. Completing the accommodation on the ground floor is a bedroom with Velux window and a door to an ensuite bathroom fitted with a panelled bath with shower over, low flush WC and pedestal wash hand basin.

To the first floor there is a landing with a storage cupboard and doors off to a master bedroom with fitted wardrobes and an en-suite shower room which is half tiled and fitted with a quadrant shower cubicle with low flush WC and pedestal wash hand basin. There are two further double bedrooms with one having fitted wardrobes and there is an extremely generous fifth single bedroom. The family bathroom is well appointed with a panelled bath, low flush WC and pedestal wash hand basin.

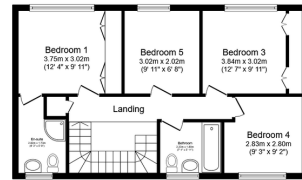
Externally there is a driveway to the front affording off road parking for two cars leading to a double garage. The rear gardens are mainly laid to lawn with a flagstoned patio and tree/shrub borders.

We understand that the property is connected to mains electricity, water, gas and drainage to the public sewer. Broadband internet and mobile telephone coverage can be found on the Ofcom website via their postcode checker.





Ground Floor
Floor area 105.0 m² (1,131 sq.ft.)

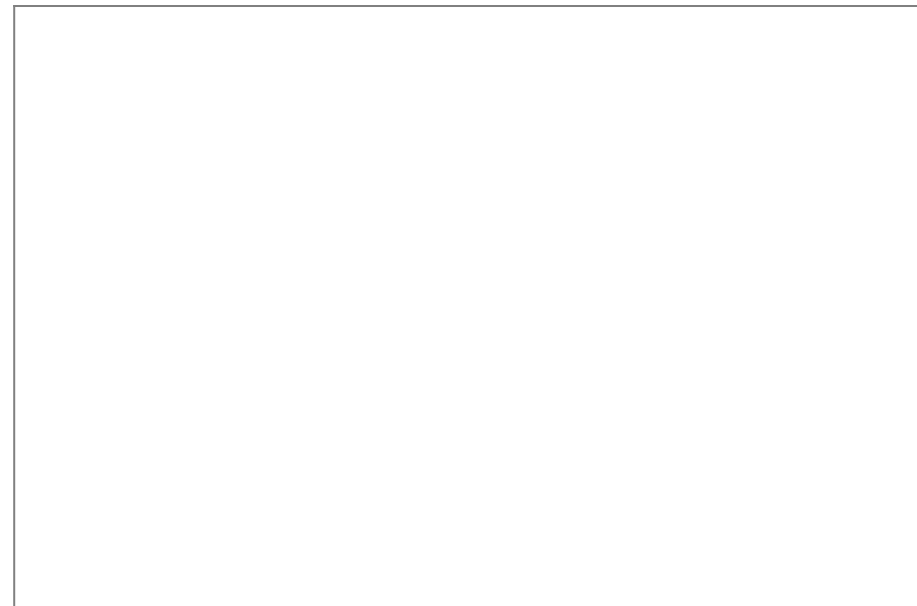


First Floor
Floor area 60.8 m² (654 sq.ft.)

TOTAL: 165.8 m² (1,785 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.co.uk

- Five Bedrooms
- Three Bathrooms
- Double Garage
- NO UPWARD CHAIN
- EPC Rating TBC, Council Tax Band E
- Executive Detached Home
- Effectively Extended
- Cul-de-sac Position
- Perfect Family Home
- 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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