



17E Holmfield Avenue West, Leicester Forest East, LE3 3FE

£425,950



7



3



1



C



RH Homes & Property are pleased to offer this substantial detached seven bedroom detached house. The home is empty/no chain and has been freshly redecorated ready for a new owner. ideal for a large family, and located on an offset roadway with ample spaced block paved driveway and Double Garage. Offering excellent access to surrounding road and train networks, and local schools and facilities. Briefly comprises an Entrance Hall, Downstairs WC, Lounge, Open Plan Kitchen (with appliances) and Breakfast Area leading to a Conservatory and a Utility Room. First Floor Landing with Five Double Bedrooms, Two with Ensuite. and a Bathroom. There are further stairs off to : Second Floor Landing with Two Extensive Bedrooms. There is a block paved driveway, a Double Garage, and good size rear garden. Gas central heating, Double Glazing, NO CHAIN.

Substantial and modern seven double bedroom detached home, spread over three storeys. The property is offered to the market with no upward chain and would suit a large family or those looking for multi-generational living and is well situated in a cul-de-sac of similar properties close to schooling and local amenities. The internal accommodation comprises in brief; a spacious entrance hall with a staircase rising to the first floor, a downstairs WC and doors off to a large bay windowed lounge, open plan kitchen and breakfast area fitted with a range of wall and base units and integrated appliances. French doors from the kitchen open to a conservatory with another set of French doors opening to the gardens. From the kitchen there is a door to a utility room, and access to both the garden and the garage.

To the first floor there is a generous landing and doors off to five bedrooms, two with ensuite, and there is a family bathroom. To the second floor there is a landing with doors off to two further large bedrooms, both with two skylight windows to the rear elevation.

Externally there is a block paved driveway affording off road parking and giving access to a double garage. There is gated access to the side to a well sized rear garden which is mainly laid to lawn with a patio area.

Entrance Hall

Downstairs WC
6'8 x 3'4 (2.03m x 1.02m)





Lounge

17'5 x 12'8 (5.31m x 3.86m)

Kitchen & Breakfast/Family Room

15'3 x 12'8 plus recess (4.65m x 3.86m plus recess)

Conservatory

9'8 x 8'3 (2.95m x 2.51m)

Utility Room

11'6 x 6'3 (3.51m x 1.91m)

First Floor Landing

Bedroom

21'9 x 10'8 plus robes (6.63m x 3.25m plus robes)

Bedroom

12'12 x 12'8 plus robes (3.66m x 3.86m plus robes)

Ensuite

6'3 x 4'3 (1.91m x 1.30m)

Bedroom

17'9 x 8'4 (5.41m x 2.54m)

Ensuite

6'10 x 5'10 (2.08m x 1.78m)

Bedroom

14'6 x 8'3 (4.42m x 2.51m)

Bedroom

9'5 x 6'11 (2.87m x 2.11m)

Second Floor Landing

Bedroom

14'8 x 16'0 overall (4.47m x 4.88m overall)

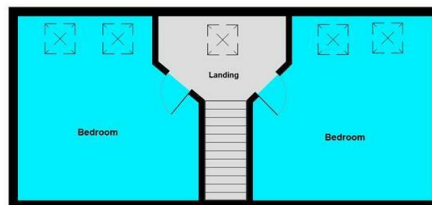
Bedroom

16'0 x 13'7 (4.88m x 4.14m)

Double Garage

18'5 x 16'5 (5.61m x 5.00m)





Leaving Leicester along the A47 Hinckley Road (Heading towards Hinckley, Desford etc). proceed to the Braunstone Lane/Hinckley Road traffic lights, and proceed straight over, very shortly taking a left hand turn (where the Leicester Forest East Post Office is on the corner) onto Holmfield Road West, then a short way down on the right hand side is a small roadway (with some new build at the bottom, and this property on the right hand side, neatly set back to offer ample off road parking. For SATNAV/GPS users the post

Viewing

Please contact our RH Homes and Property Office on 01455 633244 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(82 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	78	85
	EU Directive 2002/91/EC	

108 Castle Street, Hinckley, Leicestershire, LE10 1DD
 Tel: 01455 633244 Email: rharris@rhhomesandproperty.com
 www.altosoftware.co.uk

