



## 23 Hat Road, Leicester, LE3 2WF

\*\*\*NO CHAIN\*\*\*

SellMyHome are proud to present to market this fantastic THREE bedroom, detached bungalow offering an abundance of potential.

The property is situated in Braunstone Town with no through end and Milford School on the doorstep.

Briefly comprising a welcoming hallway, living room with dual aspect windows, kitchen/dining room, three bedrooms, shower room and single integral garage.

The property further benefits from ideal commute routes to the M1, M69 & A563. Local amenities with Fosse Park Shopping Centre approximately 6 minute drive way offering Asda Superstore, M&S, Next and many more.

**Offers Over £300,000**

# 23 Hat Road

, Leicester, LE3 2WF



- THREE BEDROOM DETACHED BUNGALOW
- SINGLE GARAGE
- OFFROAD PARKING FOR TWO CARS
- LARGE REAR GARDEN
- CLOSE TO FOSSE PARK SHOPPING CENTRE
- EXCELLENT ACCESS TO MOTORWAYS AND CITY CENTRE
- NO CHAIN



Directions

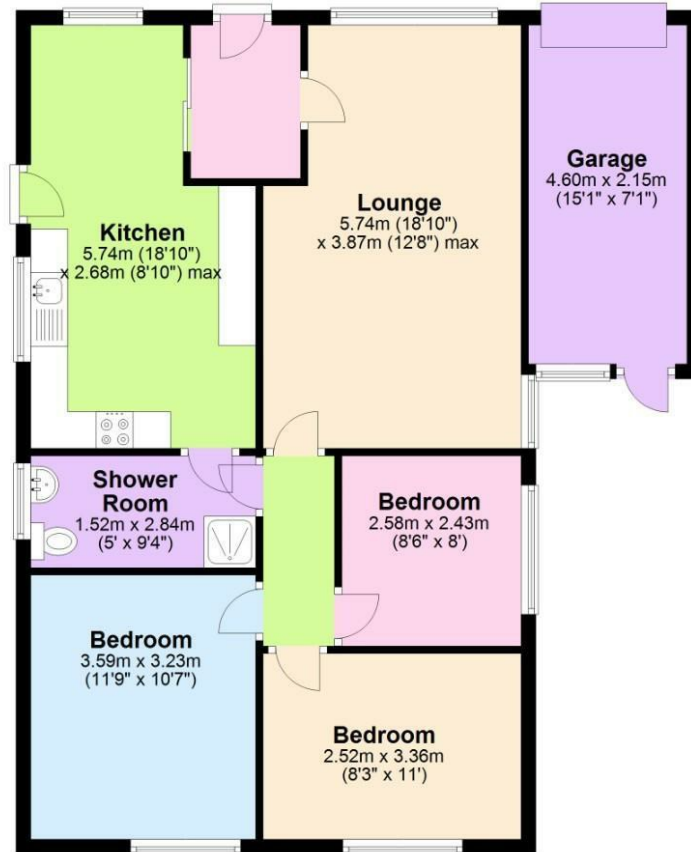




# Floor Plan

## Ground Floor

Approx. 83.9 sq. metres (903.5 sq. feet)



Total area: approx. 83.9 sq. metres (903.5 sq. feet)

All measurements are approximate.  
Plan produced using PlanUp.

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