



Hogarth Road, Leicester, LE4

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.co.uk



- 5 BEDROOM DETACHED HOME
- GUIDE PRICE OF £450,000-£475,000
- SPLIT OVER THREE FLOORS
- EXCELLENT TRANSPORT LINKS
- NO CHAIN
- SUN ROOM WITH BI-FOLD DOORS
- INTEGRAL GARAGE
- FANTASTIC LOCATION

****GUIDE PRICE OF £450,000-£475,000 & NO ONWARD CHAIN**

SellMyHome is thrilled to present this STUNNING, FIVE-BEDROOM DETACHED FAMILY HOME on the sought-after Hogarth Road, LE4!

Nestled in a quiet residential cul-de-sac, this impressive property offers spacious and stylish living across three floors.

Step inside to a welcoming hallway that leads to a convenient downstairs W/C, a bright and airy living room, a separate dining room perfect for entertaining, and a modern kitchen complete with fitted units and integrated appliances. The kitchen opens into a fabulous extended sunroom—a beautifully designed space with bi-fold doors that seamlessly connect indoor and outdoor living, leading to the private rear garden. The sunroom also benefits from air conditioning, providing both heating and cooling for year-round comfort.

Upstairs, the first floor hosts four well-appointed bedrooms, including a generous principal bedroom with its own en-suite shower room. The principal bedroom also features air conditioning, offering both heating and cooling to ensure a comfortable environment in all seasons. The remaining three bedrooms are all spacious and versatile, ideal for family living. A contemporary three-piece family bathroom, complemented by a stylish fitted vanity/dressing area, completes this level.

The second floor is home to the final, fifth bedroom—a bright and airy retreat featuring Velux windows that flood the space with natural light. Additional storage is available with easy access to eaves storage.

Outside, this home continues to impress with a private rear garden, an integral garage, and a driveway offering ample parking for multiple vehicles.

Don't miss this fantastic opportunity to secure your dream home—contact SellMyHome today to arrange your viewing!

Fun Fact: Enjoy breathtaking views of Old John Tower in Bradgate Park right from your rear garden!

Tenure: Freehold
Council Tax Band: E

Guide Price: £450,000









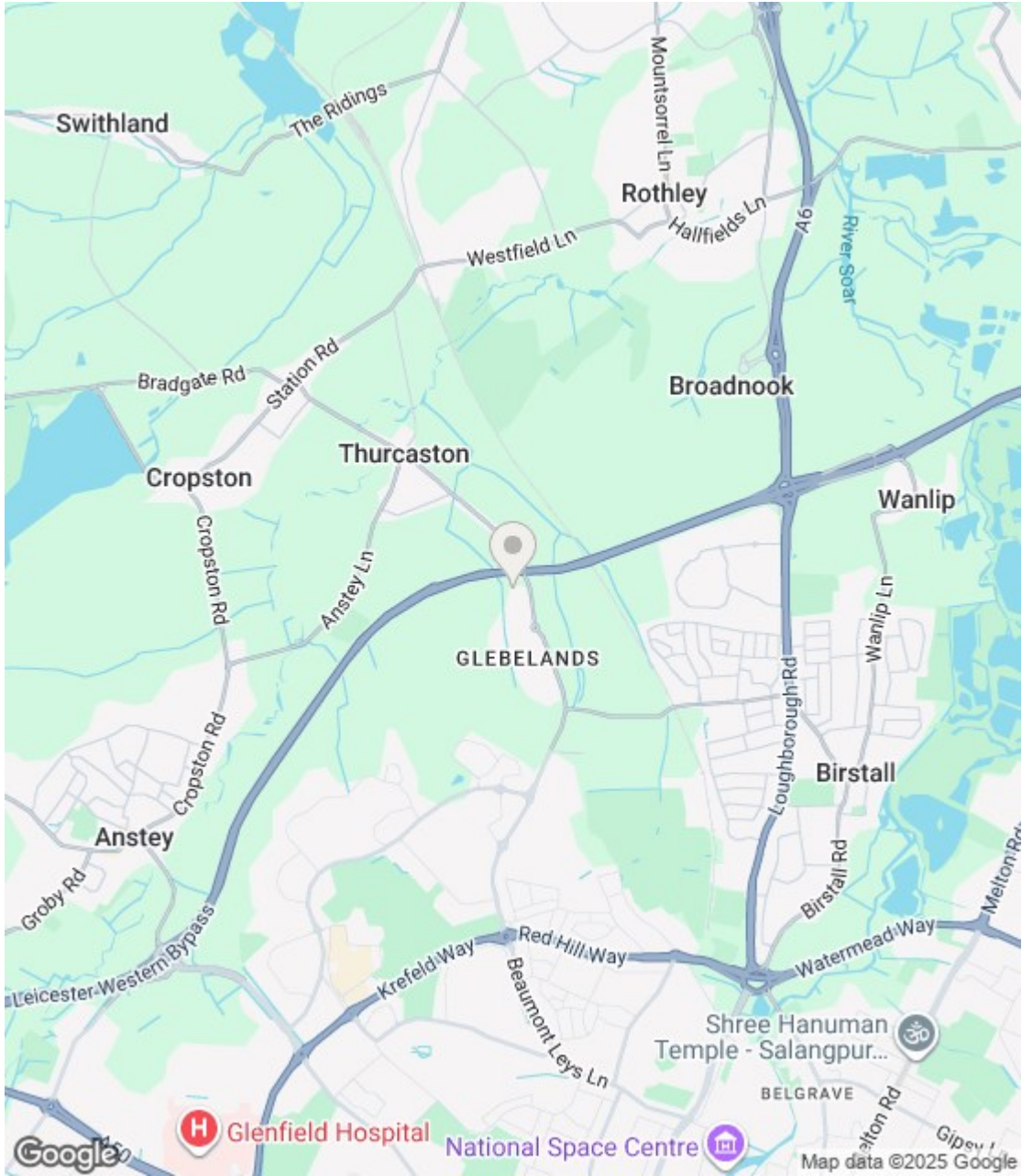


Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	83
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

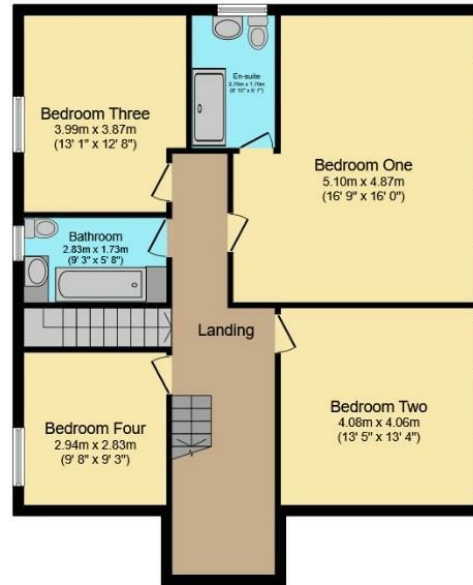
Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C	75	83
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

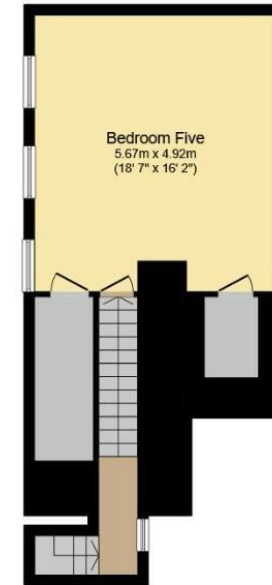




Ground Floor



First Floor



Second Floor

Total floor area 227.7 sq.m. (2,451 sq.ft.) approx

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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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.focalagent.com

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