



2 Bedroom Bungalow - Detached
located on Hinckley Road, Leicester
Forest East, Leicester
£425,000

**UP Estates**



****Incredible Plot, Huge Scope & Potential - NO CHAIN - Detached Bungalow - Two Reception Rooms - Kitchen/Diner**** A true rare opportunity to purchase this unique bungalow, located on this stretch of Hinckley Road which is much sought after in Leicester Forest East with Kirby Muxloe on your doorstep. Occupying a significant plot, which could be utilised further to improve and extend the existing dwelling, whilst there is also being further scope subject to planning approval consent and all other regulations. With a sweeping on/off driveway, detached garage and spacious accommodation within, this property does require modernisation. In brief the property comprises: Porch, Hall, Reception Room, further Reception Room, Kitchen/Diner, Lobby Store, Two Bedrooms, Bathroom, WC, and WC/Utility Room. To reserve your viewing slot, call our office. We understand the property to be Freehold, EPC rating E54 and Blaby Council Tax Band E.

Porch

8'5" x 6'9"

Spacious entrance Porch with glazed windows and door through to:

Reception Hall

16'9" x 6'1"

Having parquet style flooring, with doors off to Ground Floor accommodation.

Reception Room

13'11" x 18'2"

Spacious Lounge with 5 glazed windows bringing in light, fireplace and double doors opening to:

Reception Room

13'1" x 11'7"

Having sliding doors to the rear garden, glazed window and door opening to:

Kitchen/Diner

23'9" x 12'1" max

Open plan space, with fitted kitchen, ample space for dining table and side door into the inner lobby.

Bedroom

11'10" x 11'7"

Having fitted wardrobes and glazed windows.

£425,000

- NO CHAIN
- Substantial Plot With Potential
- Detached, Extended Bungalow
- Two Bedrooms
- Two Reception Rooms
- Open Plan Kitchen/Diner
- On/Off Dual Aspect Driveway
- Sought After Road in LFE





Bedroom

9'5" x 10'11"

Having a fitted wardrobe and glazed windows.

Inner Lobby

With door to rear garden, and access to airing cupboard housing boiler.

Utility Room & WC Cloaks

Having a sink connected, WC, glazed windows and accessed via rear garden.

WC Cloaks

Having glazed windows and door into Hallway.

Garage

9'4" x 18'4"

Having up and over door, two glazed windows to the side aspect and side exit door.

IMPORTANT NOTE TO PURCHASERS

Intending purchasers will be asked to produce identification documentation for Anti Money Laundering Regulations at a later stage and we would ask for your co-operation in order





that there will be no delay in agreeing the sale.

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given.

All measurements have been taken as a guide to prospective buyers only and are not precise. Please be advised that some of the particulars may be awaiting vendor approval. If you require clarification or further information on any points, please contact us, especially if you are traveling some distance to view.



All fixtures and fittings ultimately are to be agreed with the seller via the fixtures and fittings form which will then form part of a legal contact through the conveyances and as the marketing estate agent none of our particulars or conversations are legally binding, only the legal solicitor paperwork.

Up Estates has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.





Hinckley Road, Leicester Forest East, Leicester





Total Area: 151.0 m² ... 1626 ft²

All measurements are approximate and for display purposes only

CONTACT

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