

Holdings

A Modern Estate Agent



3 Hickling Close

Rothley, Leicester, LE7 7QF

£300,000



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Upon entering the property through the UPVC double glazed front door, you are greeted by an Entrance Hall featuring stairs leading to the first floor landing, a radiator with decorative cover, and a door leading to the Lounge.

The Lounge boasts a feature stone effect fireplace with a marble hearth, a UPVC double glazed window offering views to the front, two radiators, coving, television and telephone points, an under stairs storage cupboard, and a door leading to the Dining Kitchen.

The Dining Kitchen showcases a ceramic tiled floor and is fitted with a range of Shaker style wall and base units with a solid oak work surface. It also includes an undermounted Belfast sink with a mixer tap, ceramic tiled splashbacks, integrated electric oven and grill, a gas hob, stainless steel extractor hood, space and plumbing for a dishwasher and washing machine, as well as space for a freestanding fridge/freezer. The room is illuminated by recessed spotlights, has coving, a UPVC double glazed window to the rear, TV point, an external door leading out to the garden, and a door to the Downstairs WC.

The Downstairs WC features a low flush WC, a pedestal wash hand basin with tiled splashbacks, and a radiator.

The First Floor Landing, accessible from the entrance hall, includes a UPVC double glazed window to the front, a radiator with decorative

surround, stairs to the second floor, and doors leading to Bedroom Two, Bedroom Three, and the Family Bathroom.

Bedroom Two, currently used as a lounge, offers a UPVC double glazed window to the rear, a radiator, two wall light points, and a television point. Bedroom Three has a UPVC double glazed window to the front and a radiator and TV point.

The Family Bathroom is beautifully appointed with a panelled bath with a mixer tap and shower attachment, a pedestal wash hand basin, a low flush WC, a radiator, recessed spotlights, Victorian style ceramic tiling, an extractor, and a shaver point.

The Second Floor Landing, reached from the first floor landing, leads to the Master Bedroom. This room features a UPVC double glazed window to the front, a television point, a radiator, access to a boarded loft with a pull-down ladder and light, and an opening to the Dressing Area.

The Dressing Area is equipped with a variety of wardrobes, a UPVC double glazed window to the rear, a radiator, and a door leading to the En-Suite.

The En-Suite includes a tiled shower cubicle, a low flush WC, a pedestal wash hand basin, a heated chrome towel ladder, an obscure UPVC double glazed window to the rear, recessed spotlights, Victorian style ceramic tiling, and an extractor.

The rear garden features a flagstoned patio area

with raised decking. A gate provides access to a double tandem driveway leading to a garage with an up and over door, power, and light.

We have been informed that there are annual management charges of approximately £480 per annum.

Disclaimer

1. Intending purchasers will be asked to produce identification documentation.

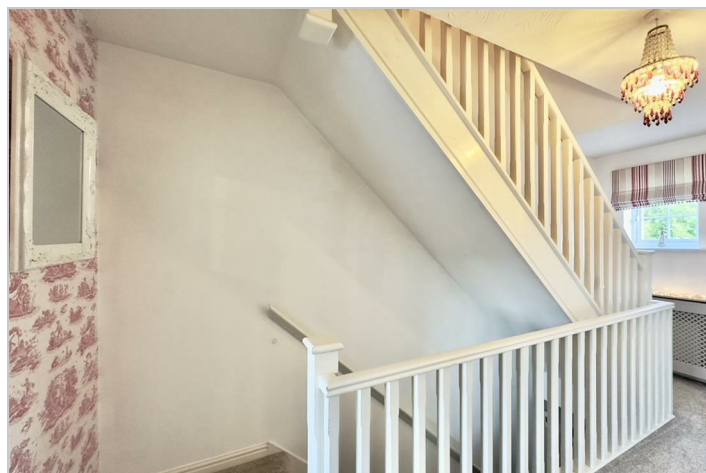
2. While we endeavour to make our sales particulars fair, accurate, and reliable, they are only a general guide to the property.

3. The measurements indicated are supplied for guidance only and, as such, must be considered incorrect.

4. Please note we have not tested the services or any of the equipment or appliances in this property; accordingly, we strongly advise prospective buyers to commission their survey or service reports

before finalising their offer to purchase.

5. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers. Neither Holders Estate Agents nor its agents have any authority to make or give any representation or warranty concerning this property.



Road Map



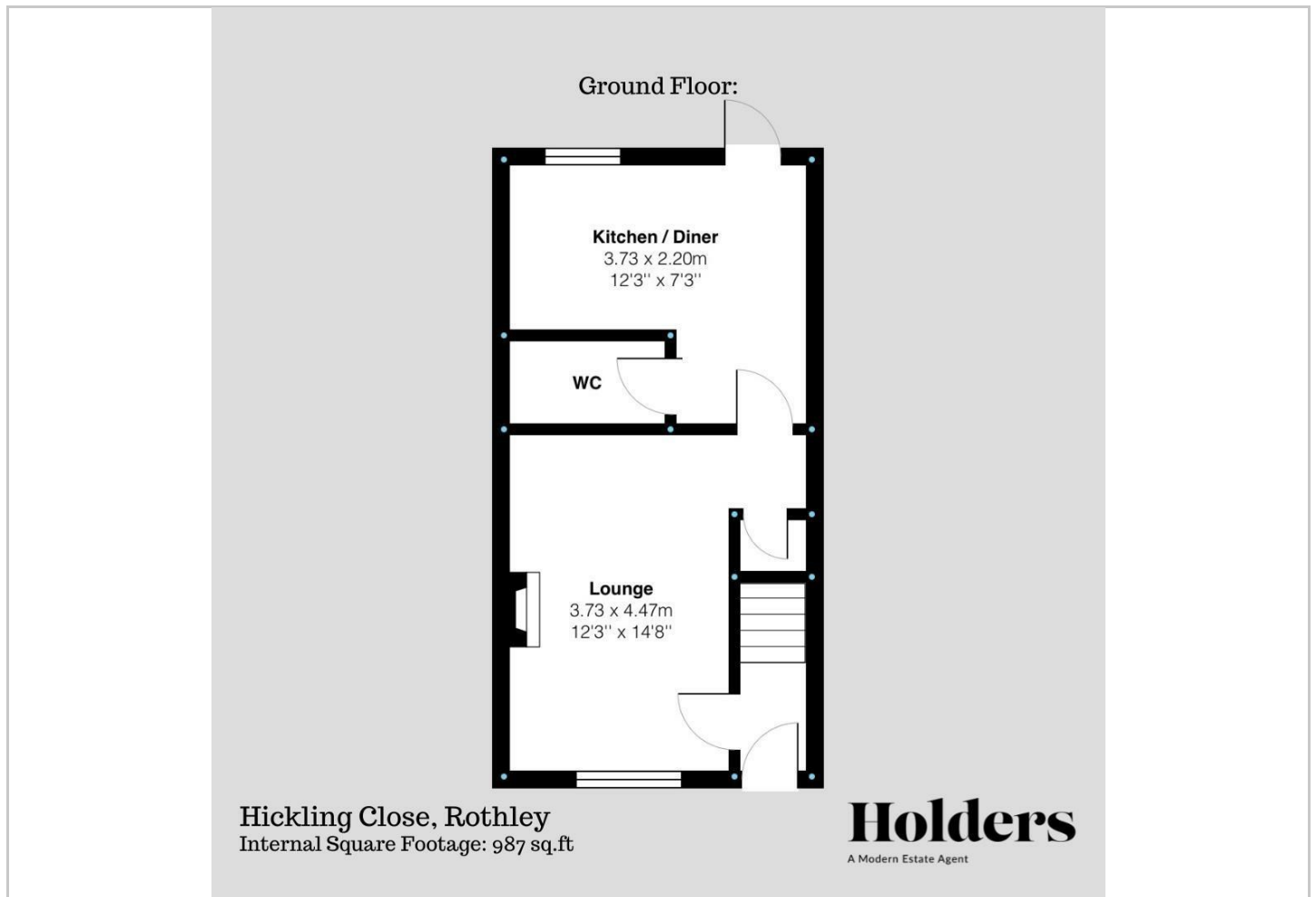
Hybrid Map



Terrain Map



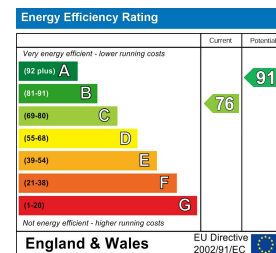
Floor Plan



Viewing

Please contact our Holdings - Loughborough Office on 01509 451100 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.