



Hobson Road, Leicester LE4 2AR

welcome to

Hobson Road, Leicester

A two bedroom detached house offering entrance hall, lounge, kitchen, two bedrooms, study space and a bathroom. Externally there is a driveway to access the detached garage and extensive rear garden. The property has granted outline planning for another three bedroom detached dwelling to be built

Entrance Hall

Door to the front.

Lounge

24' 5" x 11' (7.44m x 3.35m)

Double glazed bay window to the front, patio door to the rear and two radiators.

Kitchen

14' 6" x 7' (4.42m x 2.13m)

Fitted kitchen comprising of wall and base units with work surfaces over, sink drainer unit and space for appliances. Window to the rear.

First Floor Landing

With stairs rising from the ground floor.

Bedroom One

13' x 11' (3.96m x 3.35m)

Double glazed window to the rear and radiator.

Bedroom Two

11' x 11' (3.35m x 3.35m)

Double glazed window to the front and radiator.

Study Space

7' x 3' 3" (2.13m x 0.99m)

window to the front.

Bathroom

Window to the rear, bath, WC, hand wash basin and towel rail.

Garage

Front & Rear Of Property

Externally there is a driveway to access the detached garage and extensive rear garden.

Agents Note

The Vendor has advised that there is granted outline planning for another three bedroom detached dwelling to be built. Any prospective buyer is advised to clarify this information with their legal representative





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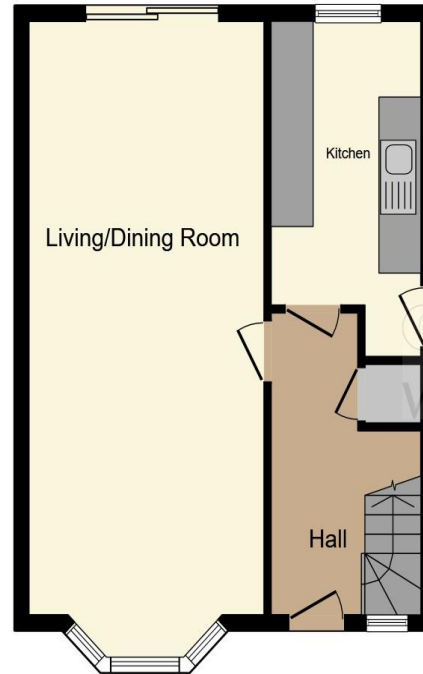
welcome to

Hobson Road, Leicester

- Detached
- Two Bedrooms
- Garage
- Rear Garden
- Granted Planning.

Tenure: Freehold EPC Rating: D
Council Tax Band: B

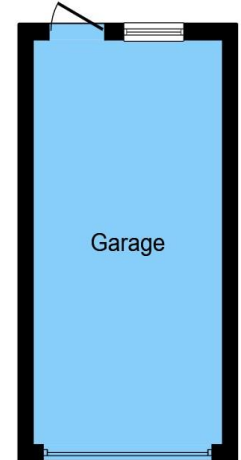
offers over
£270,000



Ground Floor



First Floor



Garage

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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Property Ref:
LHS119433 - 0008

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