



Hinckley Road, Leicester Forest East Leicester LE3 3GL

welcome to

Hinckley Road, Leicester Forest East Leicester

An impressive four bedroom detached family home occupying a substantial plot offering entrance hall, three reception rooms, kitchen diner, utility room, four bedrooms, shower room and bathroom. The property benefits from an integral garage, off road parking and front and rear gardens,



Entrance Porch**Entrance Hall**

Wood effect flooring, radiator, ceiling light, power points, stairs to first floor landing.

Reception Room One

9' x 19' (2.74m x 5.79m)

Double glazed window, radiator, ceiling light, power points, tv point.

Reception Room Two

12' 11" x 19' 7" (3.94m x 5.97m)

Double glazed patio door, double glazed window, two radiators, ceiling light, power points and tv point.

Reception Room Three

12' 11" x 17' (3.94m x 5.18m)

Double glazed bay window, radiator, ceiling light, power points, ceiling lights and tv point.

Kitchen Diner

12' 4" x 15' 9" (3.76m x 4.80m)

Double glazed window, radiator, cooker space, dishwasher space, integrated fridge and freezer, base and eye level cupboards, roll edge worktops, sink with drainer.

Utility Room

5' 9" x 10' 5" (1.75m x 3.17m)

Double glazed window, boiler, washing machine space, breakfast bar, door to shower room.

Shower Room

Shower cubicle, wash hand basin with storage, , low level WC, tiled walls and flooring, ceiling light, frosted double glazed window.

First Floor Landing

Ceiling light, loft access, double glazed window, radiator, power point.

Bedroom One

9' x 13' (2.74m x 3.96m)

Double glazed window, radiator, ceiling light, power points.

Bedroom Two

8' 11" x 15' 4" (2.72m x 4.67m)

Double glazed window, radiator, ceiling light, power points, fitted wardrobes, tv point.

Bedroom Three

12' 11" x 13' 1" (3.94m x 3.99m)

Double glazed window, radiator, ceiling light, power points.

Bedroom Four

13' x 17' 1" (3.96m x 5.21m)

Double glazed bay window, radiator, ceiling light, power points, fitted wardrobes.

Bathroom

Frosted double glazed window, heated towel rail, radiator, ceiling light, tiled walls and flooring, wash hand basin, storage cupboard.

Integral Garage

11' 11" x 28' (3.63m x 8.53m)

Up and over door, power and lighting. Providing ample space for multiple vehicles and additional storage.

Driveway

Parking for several vehicles.

Front Garden

Laid to lawn with plant and shrub borders.

Rear Garden

Sun Room, laid to lawn with plant and shrub borders.



view this property online williamhbrown.co.uk/Property/LHS119386



welcome to
Hinckley Road, Leicester Forest East
Leicester

- Detached
- Four Bedrooms
- Three Reception Rooms
- Garage & Off Road Parking
- Front & Rear Gardens

Tenure: Freehold EPC Rating: D

£700,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/LHS119386



Property Ref:
LHS119386 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



0116 251 4131



Leicester@williamhbrown.co.uk



16-18 Halford Street, LEICESTER, Leicestershire,
LE1 1JB



williamhbrown.co.uk