



Hinckley Road, Leicester Forest East, Leicester, LE3 3GL

£465,000

Freehold



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\*Stunningly decorated and refurbished throughout\*  
Acquire Properties are pleased to bring to the market this tastefully renovated, dormer bungalow, located on the outskirts of Leicester. The property briefly comprises front porch, leading to welcoming hallway, giving access to four bedrooms, bathroom and open plan living with stairs off to first floor with master suite. To the front of the property is a large driveway for multiple cars. At the back of the house is a large, landscaped garden which requires minimum maintenance. The area is perfect for the modern family with many local parks/recreational areas, local amenities and schools with easy access to city centre and major road links such as M1 and M69.



### ENTRANCE PORCH/HALL

Entrance into porch giving the ideal space for coats and shoes. Following through to the entrance hall, there is access into all ground floor rooms and storage cupboard. Karndean LVT flooring.

### OPEN PLAN KITCHEN/DINING/LIVING

24' 1" x 25' 5" (7.356m x 7.750m) This stunning, modern, open plan living area creates the perfect hub of family and social life. Extended to the rear, the space gives a great sense of size and flows seamlessly with the ability to have open plan living whilst still having a quiet snug area. Karndean LVT flooring throughout and gas central heated radiators. Ceiling spotlights, numerous UPVC double glazed windows and large sliding patio doors flood the room with light and create an uninterrupted connection with outside.

The fitted kitchen comprises of full height, ceiling to floor units along with standard wall and base units and a central island, these units are fitted with internal lighting and soft closing doors. Designated space for large fridge/freezer and integrated NEFF appliances include double electric cooker with slide and hide doors, electric hob with extractor over, dishwasher and washing machine.



### BEDROOM 1

Stairs leading from open plan living reveals this stunning first floor suite. Large double bedroom with carpet to floor, gas central heated radiators and UPVC double glazed windows to rear and side elevation. Complete with walk in wardrobe to the rear of the room and central free standing bath. The room also benefits from fitted chest of drawers and access to eaves storage.



### ENSUITE

6' 0" x 5' 0" (1.847m x 1.538m) Tiled flooring, gas central heated towel rail, extractor fan and frosted upvc double glazed window to side elevation. Tiled walls with three piece suite comprising of walk in shower, wash hand basin and low level wc .

### BEDROOM 2

13' 5" x 9' 10" (4.109m x 3.005m) (including bay) Carpet to floor, gas central heated radiator and UPVC double glazed bay window to front elevation.



### BEDROOM 3

13' 2" x 10' 7" (4.024m x 3.247m) (including bay) Carpet to floor, gas central heated radiator and UPVC double glazed bay window to front elevation.

### BEDROOM 4

9' 10" x 9' 10" (3.016m x 3.007m) Carpet to floor, gas central heated radiator and UPVC double glazed window to side elevation.



### BEDROOM 5

6' 9" x 10' 8" (2.082m x 3.268m) Karndean LVT to floor, gas central heated radiator and UPVC double glazed window to side elevation.

### BATHROOM

5' 9" x 10' 10" (1.775m x 3.323m) Tiles to floor, gas central heated towel rail, extractor fan and UPVC frosted window to side elevation. Tiled walls with four piece suite comprising of panelled bath, enclosed shower cubicle, wash hand basin and low level wc .

### OUTSIDE

To the front is a large drive with space for at least five cars. To the rear is an enclosed low maintenance garden with artificial lawn and patio area with external access via side gates on either side of house and patio doors.

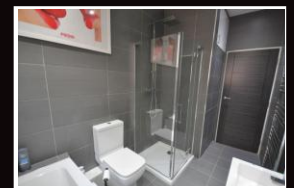
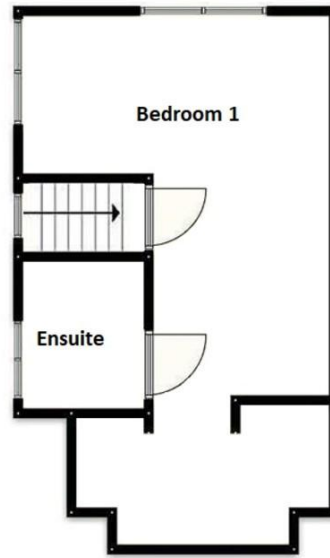
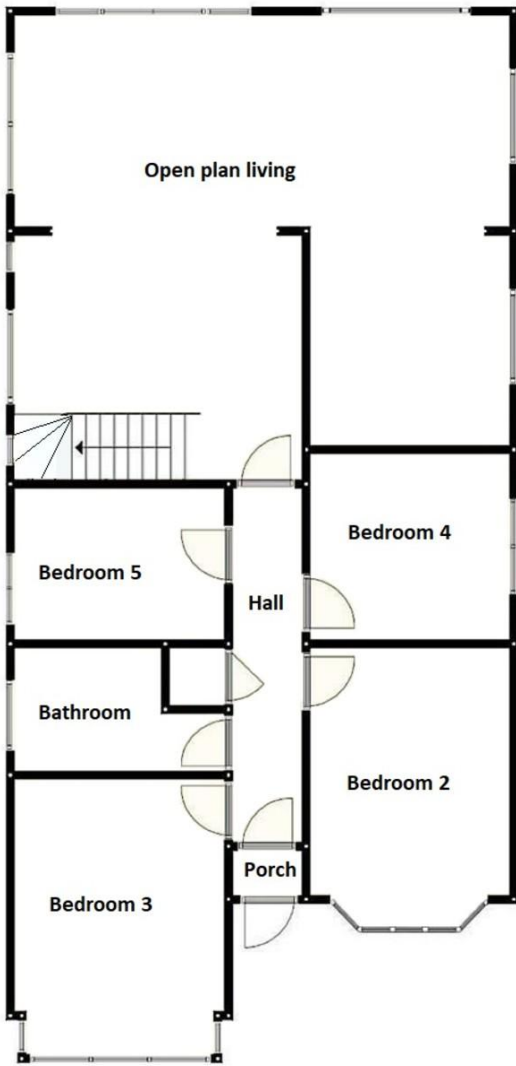
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Council tax band E.

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# AWAITING EPC





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