



## Smeeton Road, Leicester

- NO UPWARD CHAIN
- 360 VIRTUAL TOUR
- LOUNGE WITH BALCONY
- FIVE PIECE BATHROOM SUITE WITH SPA BATH
- GAS CENTRAL HEATING AND DOUBLE GLAZING

- SOUGHT AFTER VILLAGE LOCATION
- FIRST FLOOR WITH STAIR LIFT
- FITTED KITCHEN
- DOUBLE BEDROOM WITH BUILT IN CUPBOARDS
- COMMUNAL GARDENS AND RESIDENTS PARKING

**Offers In The Region Of £140,000**

**Tenure: Leasehold**

**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE



# Smeeton Road, Leicester

## DESCRIPTION

Hunters are delighted to offer to market this well appointed, first floor, over 60's apartment that benefits from its own private entrance, gas central heating and double glazing.

The apartment is nestled within the sought after village of Kibworth Beauchamp in a private residential complex, which has communal gardens and residents' parking.

The property is accessed via a central secure foyer with doors opening to the landscaped gardens, and turning right from the foyer a pathway leads to the apartment building.

On entering the apartment building, stairs ascend to the first floor landing, which also has the benefit of a chair lift installed. On opening the door to the home, you will find an L-shaped hallway with doors leading off to the lounge and bedroom. The double bedroom has built in storage cupboards and a Jack and Jill door to the five piece bathroom suite, which consists of a spa bath, separate shower cubicle, wash hand basin, low flush wc and bidet. A further door from the bathroom opens into the generous lounge, which has double glazed windows, built in storage cupboard and access to the balcony via double glazed French doors. The modern style fitted kitchen has wall and base units with complimentary worksurfaces, an integrated oven and hob with extractor over, integrated fridge-freezer and space for a washing machine.

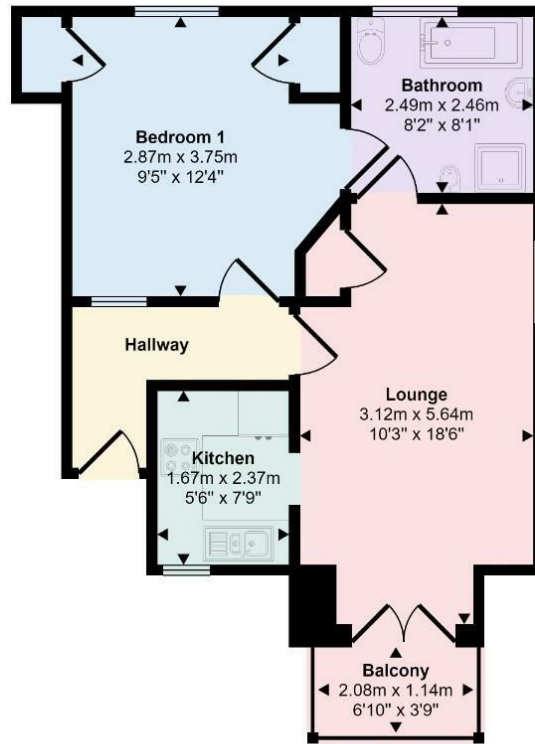
Outside, the landscaped communal gardens have various plant and flower beds with a focal artificial lawn with edged wooden bench seating and patio paving. To the front of the foyer you will find the residents' parking spaces.

The home is being sold with having no upward chain and in our opinion is a must view to appreciate the style, space and location its has to offer.

To find out more contact Hunters estate agents Wigston to arrange your accompanied viewing.



Approx Gross Internal Area  
47 sq m / 504 sq ft



First Floor

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

### Viewing

Please contact our Hunters Wigston Office on 0116 366 0660 if you wish to arrange a viewing appointment for this property or require further information.

19 Leicester Road, Wigston, Leicestershire, LE18 1NR

Tel: 0116 366 0660 Email:

wigston@hunters.com <https://www.hunters.com>



Council Tax: A

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating	Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating	Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
	77	80			
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered

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