



46 Hilders Road, Leicester

Offers Over **£400,000**



46 Hilders Road

Leicester, Leicester

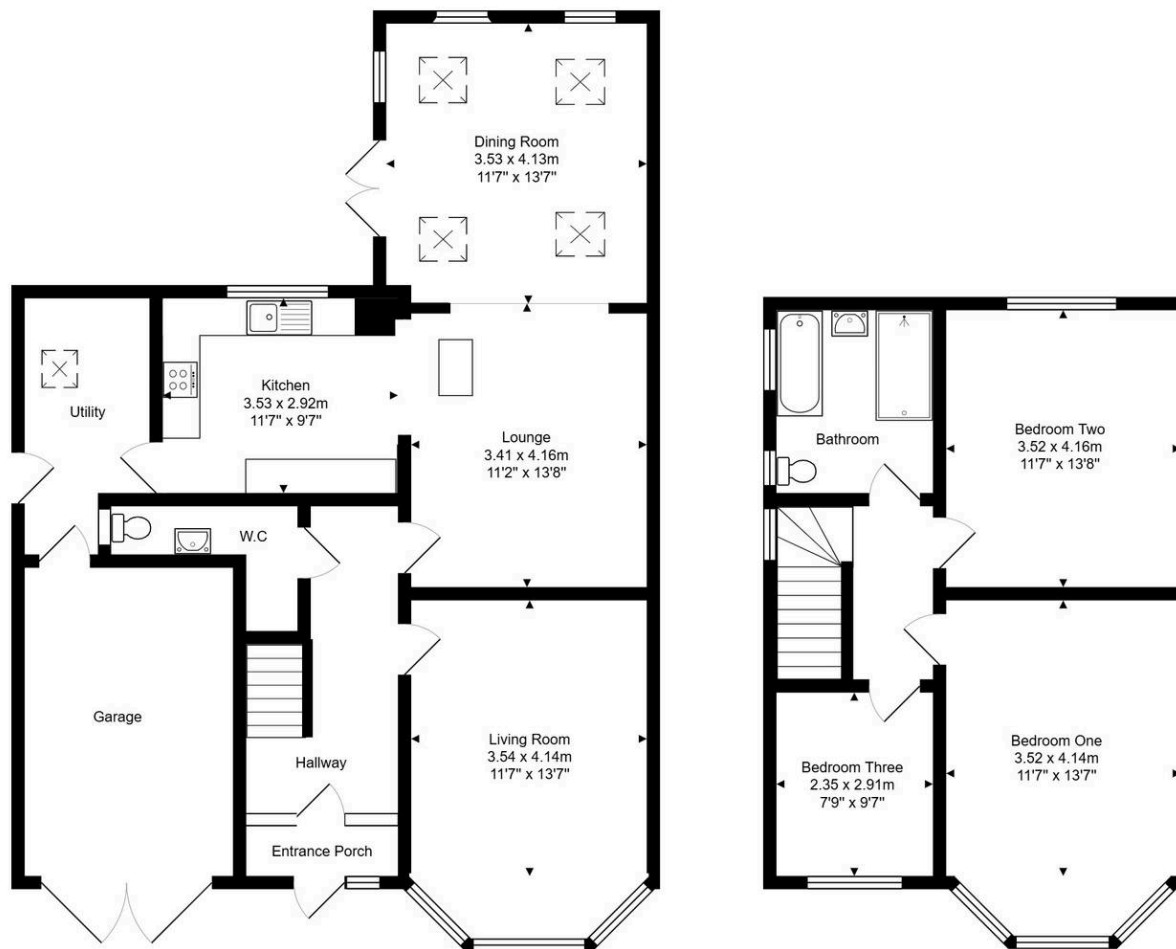
Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- A spectacularly presented and extended three bedroom detached family home
- Entrance porch which leads you into a welcoming wide hallway
- Classy and sophisticated styled Living room, dining room and kitchen. When combined gives this area an inviting open plan feel
- Beautifully maintained kitchen with access to a utility room
- Two double sized bedrooms and the third bedroom being of a single
- A house which could make you feel proud to call your very own home
- The spacious exquist ground floor would be fabulous for hosting those special occasions and entertaining your family and friends over the weekend
- Excellent layout and could offer some versatility
- Great sized driveway and having an integral garage
- Four skylight windows and two additional double glazed windows within the extended dining room. Offering plenty of natural light to flow in



All measurements, floor areas, openings and orientations are approximate and for display purposes only.
They should not be relied upon and do not form as any part of agreement.
All parties must rely on their own inspections and no liability is taken for any errors.

46 Hilders Road

Leicester, LE3

This spectacularly presented and extended three bedroom detached family home offers a wonderful blend of style, comfort, and practicality. Upon entering, you are greeted by an entrance porch that leads into a wide and welcoming grand hallway, setting the tone for the rest of the house. The living room, dining room, and kitchen have been thoughtfully designed with a sophisticated and classy aesthetic, and when combined, create an inviting open plan space that is perfect for modern family living. The beautifully maintained kitchen benefits from direct access to a useful utility room, ideal for keeping household tasks separate from the main living areas. This exquisite and spacious ground floor is ideal for hosting special occasions and entertaining family and friends, especially over the weekends. The excellent layout offers versatility to suit your lifestyle needs, while four skylight windows and two additional double glazed windows in the extended dining room flood the space with natural light, enhancing the bright and airy atmosphere throughout. The house features a sleek, contemporary bathroom with bathtub and a walk in shower, two generously sized double bedrooms, and with the third bedroom being of a good size, making this home suitable for families of various sizes.

Additional features include a great sized driveway and an integral garage, providing ample parking and storage.

The outside space of this home is equally impressive, boasting a desirable southerly aspect that ensures the garden is bathed in sunlight throughout the day. The beautifully landscaped rear garden offers a perfect retreat for relaxing, dining, or entertaining outdoors, with ample space for children to play or for keen gardeners to enjoy. The well-maintained lawn is complemented by mature borders and a selection of established shrubs, creating a peaceful and private environment and the porcelain slabs create a fantastic space to host outdoor furniture. To the front, the property benefits from a spacious driveway, providing off-road parking for several vehicles, as well as access to the integral garage. Whether you are hosting a summer barbeque, enjoying a quiet morning coffee, or simply soaking up the sun, the outdoor areas of this home offer a versatile and inviting extension to the living space. This abode represents an exceptional opportunity for those seeking a stylish and comfortable family home with fantastic outdoor amenities in a sought-after location. This is truly a house to be proud to call your own.



GARDEN

Southerly aspects

Off street

2 Parking Spaces

Garage

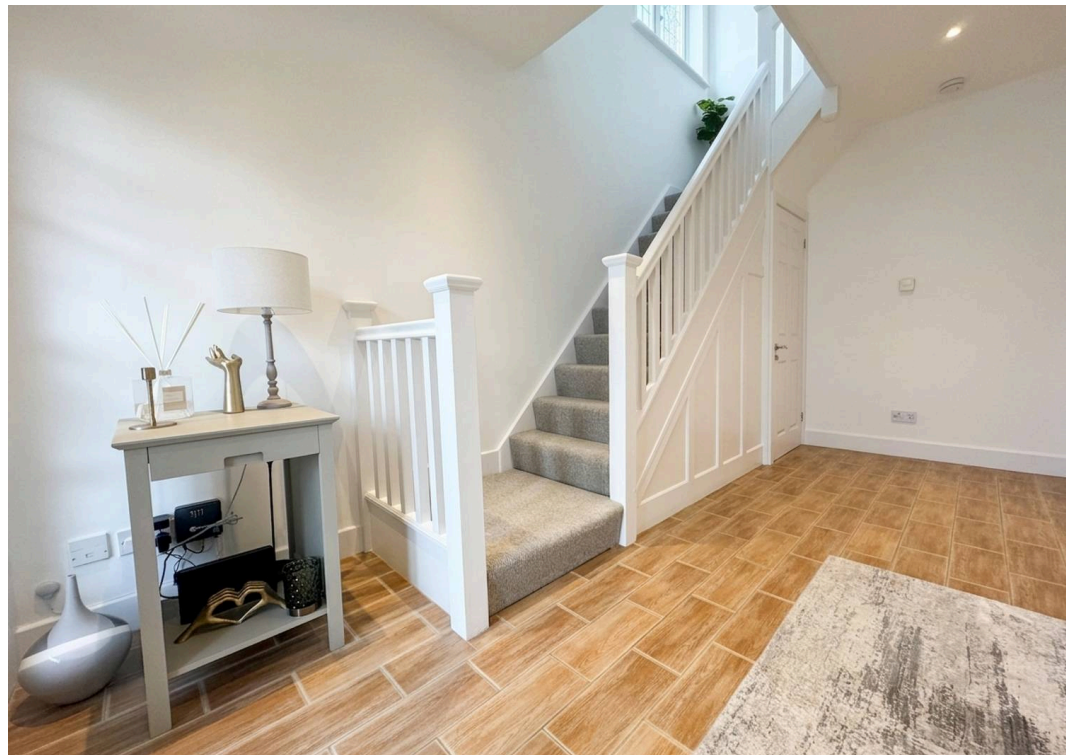
Single Garage

Location

Located in a sought after area bordering both Western Park and Dane Hills this home has fantastic, convenient routes to the local schooling which are Christ The King Primary, Inglehurst Primary & Junior and New College Leicester. If you enjoy leisure activities then Western Park and Braunstone Park are nearby along with Danehills Tennis Club and Braunstone Leisure Centre. There are bus services available from this area and with superb road links to Leicester City Centre, Fosse Park Shopping Centre, Meridian Leisure Park and the M1, M69 Motorways.









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