



**4a Simpson Road, Leicester, LE9 4AF**  
**£385,000**



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\*\*\* NO CHAIN \*\*\* RH Homes And Property are delighted to market this 2016 Jelson built vastly extended and very attractively improved and presented three bedroom detached house right on the periphery of the popular village of Stoney Stanton. Set on a private driveway and with great family living additions, viewing is definitely required, the house comprises an Entrance Hall, Downstairs WC., Lounge, Open plan extended Dining Kitchen and Family Sitting Area, Utility Room, Downstairs Shower Room, First Floor Landing, Three Bedrooms, and Family Bathroom. There is also a Single Integral Storage Garage & Driveway offering ample off road parking, UPVC double glazing, and gas central heating. And Oak Wood Front Porch, well maintained and front & rear gardens \*\*\* NO CHAIN \*\*\*.

Council Tax - D

#### Entrance Hallway

Leading in from an Oak Wood Porch there is a radiator, oak wood flooring, and composite front door to the front aspect.

#### Downstairs WC

5'9 x 3'10 (1.75m x 1.17m)

Having a two piece white suite of low flush WC and wash hand basin, radiator, extractor, laminate tiles flooring, and oak wood shelving.

#### Lounge

10'9 x 16'4 (3.28m x 4.98m)

With a focal point log burner set in an oak wood surround, decorative wood wall panelling and fitted cupboards, radiator, and UPVC double glazed window to the front elevation.

#### Kitchen/Dining/Family Area

24'2 at widest x 32'0 overall (7.37m at widest x 9.75m overall)

KITCHEN - With a good range of walnut styled wall and base level units with granite work surfaces over and splashback, granites surface island, four ring gas hob with hood over, eye level oven and grill, inset composite sink and countertop drainer, integrated microwave and dishwasher, understairs cupboard access, tiled flooring, and vertical radiator.

DINING AREA - With continuation flooring, orangery roof, underfloor heating, and oak wood bi-fold doors to the rear gardens and seating.

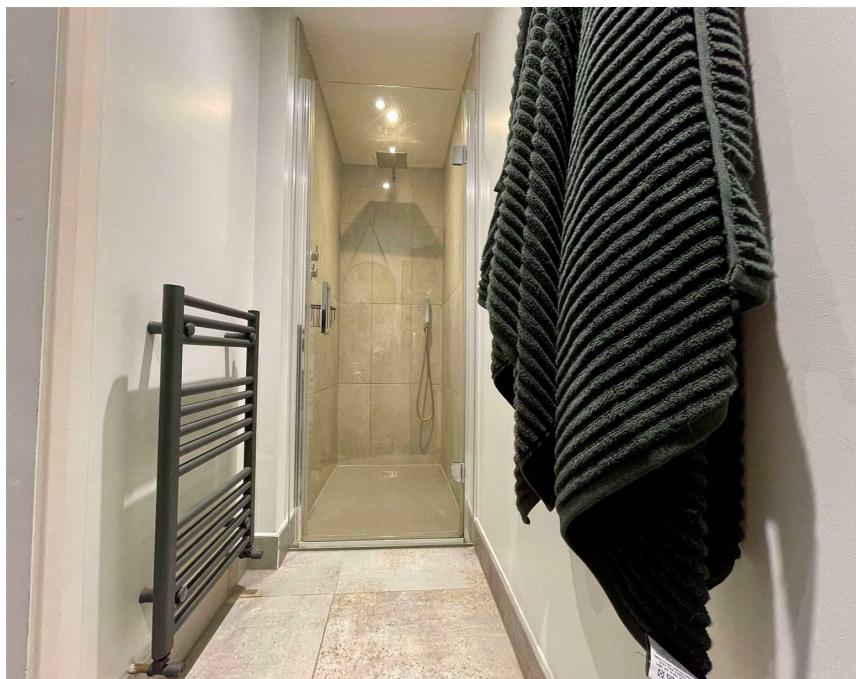
FAMILY AREA - Having continuation tiled flooring and underfloor heating, views to the oak rear oak windows and bi-fold doors, and built in ceiling speakers with bluetooth wall mounted controls.

#### Utility Room

8'9 x 7'10 (2.67m x 2.39m)

Having a range of wall and base level units with work surfaces over, plumbing for washer and dryer, an inset stainless steel sink and drainer with mixer hose tap, tiled flooring with underfloor heating, and composite door to the side elevation.





### **Shower Room**

3'0 x 7'10 (0.91m x 2.39m)

With a thermostatic rainfall shower and separate handheld shower head set in a walk in cubicle in tiled surround, tiled flooring with underfloor heating, extractor, and matte black towel rail.

### **Landing**

With loft access, radiator, and UPVC double glazed window to the rear elevation.

### **Bedroom One**

13'4 x 9'9 overall (4.06m x 2.97m overall)

With radiator and UPVC double glazed window to the front aspect.

### **Bedroom Two**

10'10 x 9'8 (3.30m x 2.95m)

Having laminate wood flooring, wardrobe, radiator, and UPVC double glazed window to the front elevation.

### **Bedroom Three**

7'8 x 7'10 (2.34m x 2.39m)

With radiator and UPVC double glazed window to the rear aspect.

### **Family Bathroom**

6'11 x 6'4 (2.11m x 1.93m)

Having a three piece white suite comprising bath with thermostatic shower above and screen, low flush WC and wash hand basin, part tiled surround, extractor fan, shaver socket, heated chrome towel rail, and UPVC double glazed window to the rear aspect.

### **Garage.**

9'10 x 8'9 (3.00m x 2.67m)

With loft hatch access, power & lighting, and up and over door to the front aspect.

### **Outside**

To the front is a block paved private driveway leading up to off road parking to the garage and in front of the property. Also a slabbed walk way to the oak porch and front entrance door.

At the rear is a tiered garden with a raised timber decking and seating area set in attractive railway sleepers, which step down to a mainly lawned garden. There is a timber side gate access and a further slabbed area with pagoda covering and outside hot tub.



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Total Area: 121.9 m<sup>2</sup> ... 1312 ft<sup>2</sup>

All measurements are approximate and for display purposes only



Leaving Hinckley along London Road, which proceeds into Sapcote Road, Burbage, at the M69 roundabout take the second turning towards Sapcote along Hinckley Road, take a left turning just prior to the garden centre onto Stanton Lane, which proceeds into Hinckley Road. At the T-junction turn right into New Street, and then left onto Long Street which becomes Huncote Road, then right onto Simpson Road and immediate right again onto the block paved private driveway where the property is situated on the left

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C	77	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

## Viewing

Please contact our RH Homes and Property Office on 01455 633244 if you wish to arrange a viewing appointment for this property or require further information.

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