



436 Hinckley Road, Leicester - LE3 0WA

Guide Price £375,000

 **NEWTON FALLOWELL**

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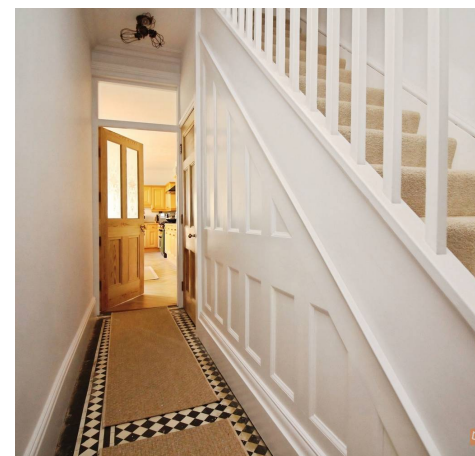
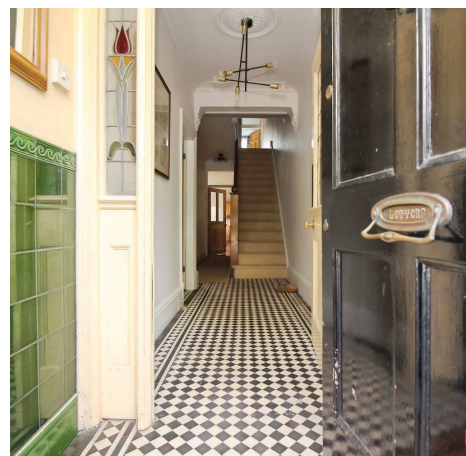
Leicester

Conveniently positioned for easy access into the City Centre, fall in love with this characterful four bedroom palisaded villa offering the perfect blend of period features and modern comforts and must be viewed in person to truly appreciate the size and condition of the accommodation on offer. Retaining a wealth of original features including cast iron fireplaces, high ceilings, picture rails, tiled flooring and ceiling coving, the layout includes an entrance porch, welcoming entrance hallway, two reception rooms, kitchen diner, convenient guest WC and a conservatory. The first floor offers four bedrooms and bathroom. Outside there is off road parking to the front with gated access leading to a fabulous larger than average rear garden. Situated within walking distance to Western Park, an early viewing is highly recommended!

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: F

- Four well proportioned bedrooms
- Close to the gates of Western Park
- Off road parking to the front
- Sympathetically restored retaining many character features
- Highly convenient location for major road links
- Larger than normal rear garden
- Need independent mortgage advice? Get in touch today!
- Tenure - Freehold / Tax Band D
- New EPC Rating Coming Soon!
- Viewings strictly by appointment only!





Welcome to your new home

A solid wooden door opens into a useful entrance porch with original tiled flooring, part-tiled walls and a beautiful leaded tulip stained-glass door leading into the welcoming entrance hall. The hallway features characterful tiled flooring, a staircase to the first floor and access to the main reception room, complete with a feature fireplace and an abundance of natural light from the walk-in bay window overlooking the front. The second reception room is ideal for formal dining or relaxed sitting, with direct access to the rear garden. At the heart of the home is the impressive 23ft kitchen/diner, featuring a bay-windowed dining area, sink with garden views, five-ring hob, double oven and ample worktop and cupboard space. A convenient WC, garden access and conservatory complete the ground floor, with the latter providing valuable additional living space.

Ascend to the first floor

Moving upstairs, the landing provides access to the loft space via a decorative stained-glass loft hatch with boarding and ladder, along with four well-proportioned bedrooms. Two are comfortable doubles, each featuring a decorative fireplace that provides a charming focal point. The family bathroom is fitted with a suite comprising a double-ended bath with telephone-style shower attachment over, a separate corner shower, pedestal wash hand basin and close-coupled WC. Further features include a chrome ladder-style heated towel rail, ceiling spotlights and two windows to the side elevation, providing plenty of natural light.



Outside

To the front of the property, a block-paved driveway provides convenient off-road parking. To the rear is a larger than normal rear garden, featuring a patio area and decking area ideal for outdoor dining and a well-maintained lawn bordered by a variety of plants and shrubs. The rear section is established and is partly laid with bark chippings and planted with a selection of shrubs and mature trees. A path leads upto a hidden Japanese garden. A private side alley provides additional convenience.

Location

The highly sought-after suburb of Western Park is situated to the west of Leicester city centre and is particularly popular for its excellent range of local amenities and convenient transport links. The area provides easy access to the city centre and major employment hubs, as well as Junction 21 of the M1/M69 motorway network, offering excellent connections north, south and west. Nearby, Fosse Park and Meridian are easily accessible, providing an extensive selection of shopping, dining, leisure, entertainment, retail and business facilities. Western Park itself benefits from a range of local neighbourhood amenities, including excellent shopping and regular bus services providing convenient access to Leicester city centre.

Tenure & Council Tax

We understand the property to be FREEHOLD with vacant possession upon completion. Leicester City Council - Tax Band D. Please be advised that when a property is sold, local authorities reserve the right to re-calculate the council tax band.

Viewing Arrangements

Viewings are strictly by appointment only.





Making an Offer

"We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £60 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks."

Agents Note

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Free Property Valuations

If you're considering a move, our team would be delighted to provide a complimentary, no-obligation valuation of your home, along with tailored advice on achieving the best possible result.







Total floor area: 173.7 sq.m. (1,869 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io







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