



HOPKINS & DAINTY

ESTATE AGENTS



Fairfax Road, Leicester, LE4 9EL

Offers in the region of £285,000

OPEN 7 DAYS A WEEK - HOPKINS & DAINTY of TICKNALL are pleased to market this well appointed three bedroom family home. Set in this popular residential location, convenient for the ring road.

The accommodation comprises: entrance hall, bay fronted lounge with a feature fireplace and multi-fuel stove and a rear kitchen/diner with a built in oven and hob along with French doors opening onto the rear garden. On the first floor there are two double bedrooms, a single third bedroom and the bathroom which has a three piece suite including an over bath shower. The property also has gas central heating and double glazing; a paved front garden and an enclosed rear lawn and patio garden with a range of storage sheds and an outside WC.

If you would like to see this home for yourself, feel free to let us know when you are available. We are open 7 days a week.

Entrance Hall

Accessed via a leaded light double glazed entrance door. With laminate flooring, a radiator and stairs rising to the first floor. An attractive glazed door leads to:

Lounge 12'4" x 11'5" (+bay) (3.78 x 3.50 (+bay))



With a feature fireplace and multi-fuel stove, with a wooden mantle over. Radiator, leaded light double glazed front bay window, coving to the ceiling and a glazed door to:

Kitchen/Diner 15'7" x 11'3" (4.77 x 3.44)



Lovely kitchen/diner with a central island, breakfast bar and storage cupboards under. Fitted range of Base and wall units with worktops and an inset one and a quarter sink and drainer. There is a built in electric oven, hob and hood along with space for further appliances including plumbing for a washing machine. Radiator, a double glazed window and French doors opening to the rear garden and an under stairs pantry.

First Floor Landing

With access to the loft space and doors leading off.

Bedroom 1 11'6" x 9'5" (+bay) (3.52 x 2.88 (+bay))



Front double bedroom with a double glazed bay window, laminate flooring and radiator.

Bedroom 2 11'3" x 9'4" (3.45 x 2.87)



Measurements include the wardrobes. Rear double bedroom with fitted wardrobes, a radiator, picture rail and double glazed rear window.

Bedroom 3 9'5" x 7'0" > 5'10" (2.89 x 2.15 > 1.79)



Single third bedroom with a radiator, over stairs plinth and

a double glazed front window.

Bathroom 8'3" x 7'6" (2.52 x 2.29)



Three piece suite comprising bath with an electric shower over, wash hand basin and WC. Boiler cupboard housing the wall mounted gas boiler. Tiled splashbacks, a radiator and double glazed rear window.

Front Garden

To the front of the property there is a low maintenance paved garden with fencing to the boundary. A gated shared side entry leads to the rear garden.

Rear Garden



Enclosed rear lawn and patio garden with a range of storage sheds including an outside WC and a covered seating area.

Important Information

These sales details are produced in good faith with the approval of the vendors and are given as a guide only. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some

distance to view the property. Please note that we have not tested any of the appliances or systems at this property and cannot verify them to be in working order. Unless otherwise stated fitted items are excluded from the sale, such as carpets, curtains, light fittings and sheds. These sales details, the descriptions and the measurements therein do not form part of any contract and whilst every effort is made to ensure accuracy this cannot be guaranteed. Nothing in these details shall be deemed to be a statement that the property is in good structural condition or otherwise. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only. Photographs are taken with a wide angle digital camera. Nothing herein contained shall be a warranty or condition and neither the vendor or ourselves will be liable to the purchaser in respect of any mis-statement or misrepresentation made at or before the date hereof by the vendor, agents or otherwise. Any floor plan included is intended as a guide layout only. Dimensions are approximate. Do Not Scale.

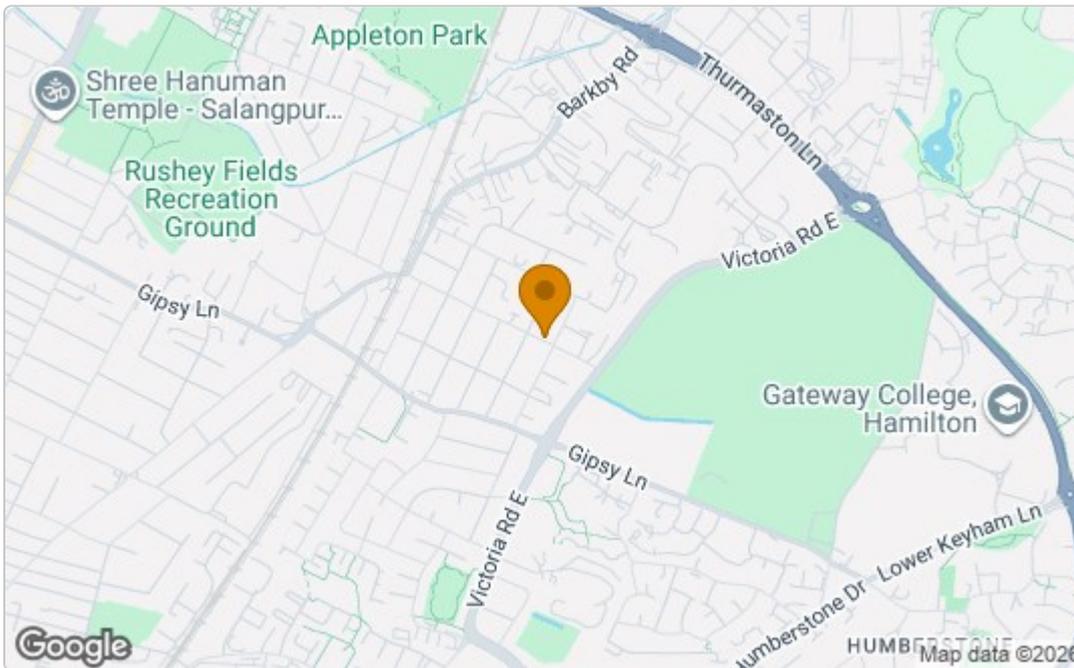
Floor Plan



Total area: approx. 74.1 sq. metres (797.7 sq. feet)

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Plan produced using PlanUp.

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.