HOPKINS & DAINTY
ESTATE AGENTS









Farndon Drive, Leicester, LE9 4TB

£359,950

*OPEN 7 DAYS A WEEK** HOPKINS & DAINTY of TICKNALL are pleased to offer this spacious four bedroom detached family home. Standing on a pleasant garden plot with NO UPWARD CHAIN. Providing ready to move into accommodation idea for a growing family, in this popular village location.

The accommodation is accessed via an entrance hallway which leads to a good size kitchen with a range of integrated appliances. The lounge has a feature fireplace and log burning stove and there is a separate dining room with patio doors opening onto the garden. On the first floor the master bedroom has an en-suite shower room and fitted wardrobes. There are two further bedrooms with fitted wardrobes and a single fourth bedroom, along with the main family bathroom which is a three piece suite including an over bath shower. The property has gas central heating and double glazing (except for the front door), front driveway parking, a garage and pleasant lawn garden with a useful outdoor store room.

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 Hallway



Accessed via a single glazed wooden entrance door. With slate flooring, a radiator and spotlights. Doors leading off.

Kitchen 15'4" x 13'8" (4.68 x 4.18)



Lovely open kitchen with a fitted range of units, wooden worktops and two inset sinks with tiled splash backs. There is an integrated slim line dishwasher, fridge and freezer along with a range style cooker with two electric ovens, a electric grill, five ring gas hob and cooker hood over. Slate flooring, a radiator, ceiling spotlights, double glazed rear windows and a door opening to the garden.

Lounge 15'7" x 12'8">10'11" (4.77 x 3.87>3.33)



Generous front sitting room with a feature fireplace housing a log burning stove. Radiator, coving to the ceiling and a double glazed front window.

Dining Room 13'5" x 8'10" (4.11 x 2.70)



Measurements include the stairs.
With a radiator, feature wall panelling, double glazed siding patio doors opening to the rear garden and stairs rising to the first floor.

First Floor Landing

Built in storage cupboard housing the wall mounted gas boiler and doors leading off.

Master Bedroom 11'6" x 10'4" +wardrobes (3.52 x 3.16 +wardrobes)



With built in floor to ceiling wardrobes, a radiator, access to the loft space which is part boarded for storage and a double glazed front window. Door to:

En-Suite Shower Room 8'0" x 4'7" (2.46 x 1.41)



Three piece suite comprising shower, wash hand basin and WC. Tiled walls, ceiling spotlights, extractor vent, radiator and a double glazed front window.

Bedroom 2 10'2" x 10'0" +wardrobes (3.10 x 3.05 +wardrobes)



Rear double bedroom with built in floor to ceiling wardrobes, a radiator and double glazed window.

Bedroom 3 12'8" x 7'3" (3.88 x 2.22)



Measurements include the wardrobes.
With a radiator, fitted floor to ceiling wardrobes and a double glazed rear window.

Bedroom 4 11'7">8'0" x 7'2">4'1" (3.54>2.46 x 2.19>1.27)



L-shaped room with a radiator and double glazed front window.

Bathroom 7'7" x 5'9" (2.32 x 1.76)



Three piece suite comprising bath with an electric shower and screen; wash hand basin and WC. Tiled walls, a heated towel rail, ceiling spotlights and a double glazed rear window.

Front/Driveway

At the front of the property there is driveway parking, access to the entrance door and gated side entry to the rear garden.

Garage 16'0" x 7'8">6'10" (4.90 x 2.35>2.10)

With an electric roller door, light and power connected.

Rear Garden



Delightful enclosed rear lawn garden with a decked seating area, fence and hedge boundary.

Store Room 18'8" x 7'10">5'8" (5.70 x 2.40>1.75)

Useful storage room with double glazed doors, electric light and power connected.

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. 122.8 sq. metres (1321.4 sq. feet)

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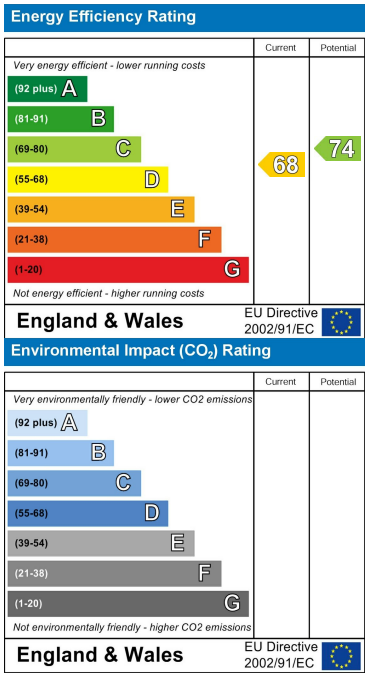
Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



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