

JAMES
SELICKS



275A HINCKLEY ROAD

LEICESTER FOREST EAST, LEICESTERSHIRE

SALES LETTINGS SURVEYS MORTGAGES

275a Hinckley Road

Leicester Forest East
Leicestershire
LE3 3PJ

A fantastic, recently completed three / four bedroom detached family home, styled in a contemporary fashion, sitting on a good sized plot with open views to the rear.

LOCATION

Leicester Forest East is a thriving suburban area providing good road communications, amenities and access to nearby countryside. Leicester city centre six miles to the west, offers a wide range of amenities normally associated with a large city centre.

ACCOMMODATION

The property is entered via a UPVC double glazed door into an entrance hall with spotlights housing a useful storage cupboard and the stairs to the first floor. The master bedroom has a window to the front elevation and an en-suite with a shower cubicle, low flush WC and wash hand basin. A utility room with a window and external door to the side elevation has a range of eye and base level units, tiled flooring and houses the Baxi boiler. The large living kitchen has windows to the side elevation, an excellent range of eye and base level units and drawers, quartz preparation surfaces, Neff double oven with Neff extractor hood over, a one and a quarter bowl undermounted sink and drainer unit, integrated dishwasher and fridge-freezer, laminate flooring and bi-fold doors leading onto the garden.

A return staircase leads to the first floor landing having a Velux window to the side elevation. Bedroom two has a window to the rear elevation enjoying far reaching views, a walk-in wardrobe with a window to the front and an en-suite bathroom with a shower, bath with electric shower over, low flush WC and contemporary wash hand basin, heated chrome towel rail, heated towel rail, part tiled walls and tiled floor. Bedroom three has a window to the front elevation.

OUTSIDE

The property is approached via a gravelled driveway behind a boundary wall with paved borders. To the rear of the property is a smart, lawned garden with a paved patio area and fenced boundaries.

DIRECTIONAL NOTE

Proceed out of Leicester via the A47 Hinckley Road in a westerly direction and before leaving Leicester Forest East, the property can be located on the right hand side, clearly identified by the Agents For Sale board.







275a Hinckley Road, Leicester Forest East, Leicestershire LE3 3PJ

Total Approximate Gross Internal Floor Area = SQ FT / SQ M

Measurements are approximate.
Not to scale.
For illustrative purposes only.



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Measurements and Other Information

All measurements are approximate. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.