READINGS

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Hinckley Road

Western Park, Leicester, LE3 0WA

£425,000

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Occupying a sought-after position in the ever-popular Western Park, this individually designed detached bungalow offers an exceptional blend of contemporary open-plan living and versatile accommodation.

From the moment you step inside, the entrance hall sets the tone for the quality and thoughtful design found throughout. The heart of the home is undoubtedly the impressive open-plan living space, where the kitchen, dining and lounge areas come together to create a wonderful environment for both everyday family life and entertaining. The well designed kitchen offers ample storage and workspace, while the spacious seating and dining areas are flooded with natural light thanks to the large windows and doors that open directly onto the rear garden. Underfloor heating and stylish wood flooring enhance both the comfort and contemporary feel of this outstanding space.

Complementing the main living area is a generously sized utility room, along with a separate study for those working from home, a quiet reading room or even a hobby space.

The accommodation has been cleverly arranged over two floors. On the ground floor are two spacious double bedrooms, both enjoying excellent proportions and attractive bay windows. Each benefits from access to its own bathroom facilities.

Occupying the first floor is an impressive bedroom suite, creating a private retreat away from the rest of the home. Enjoying views over the rear garden through floor-to-ceiling windows, this peaceful space also benefits from its own en-suite.

Outside, the property continues to impress. A generous frontage with lawned garden and off-road parking for several vehicles which leads to a larger-than-average garage.

To the rear, the enclosed garden features a well-maintained lawn and a variety of mature plants, shrubs and trees.

Combining individual design, spacious accommodation and a highly desirable location, this is a home that should be viewed without delay to avoid missing out









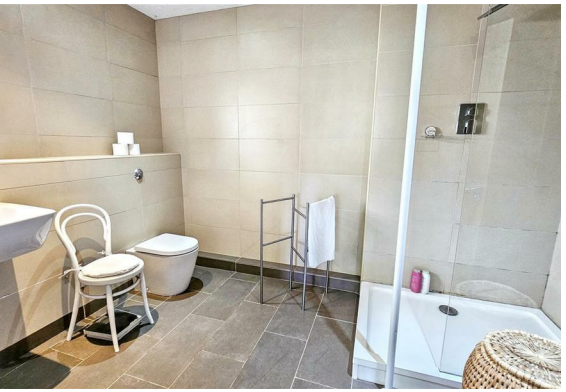
















Property Information

Tenure: Freehold
Local Authority: Leicester City
Council Tax Band: C
Japanese Knotweed was previously identified within a small area of the front garden. A five-year treatment programme has been completed, and a Completion Report was issued on 3 September 2025. Further documentation is available upon request.
Services: The property is offered to the market with all mains services and gas-fired central heating.
Multiple options for Broadband/mobile phone signal.
Flood Risk: Very low
Annual Estate Management Charge If Applicable: n/a
The property is being sold with Vacant Possession upon completion. FIXTURES AND FITTINGS - All the items mentioned in these sales details are to be included within the purchase price. SERVICES - None of the services, fittings, appliances, heating installations, plumbing or electrical systems have been tested by the selling agents. Neither have the telephone or television points.

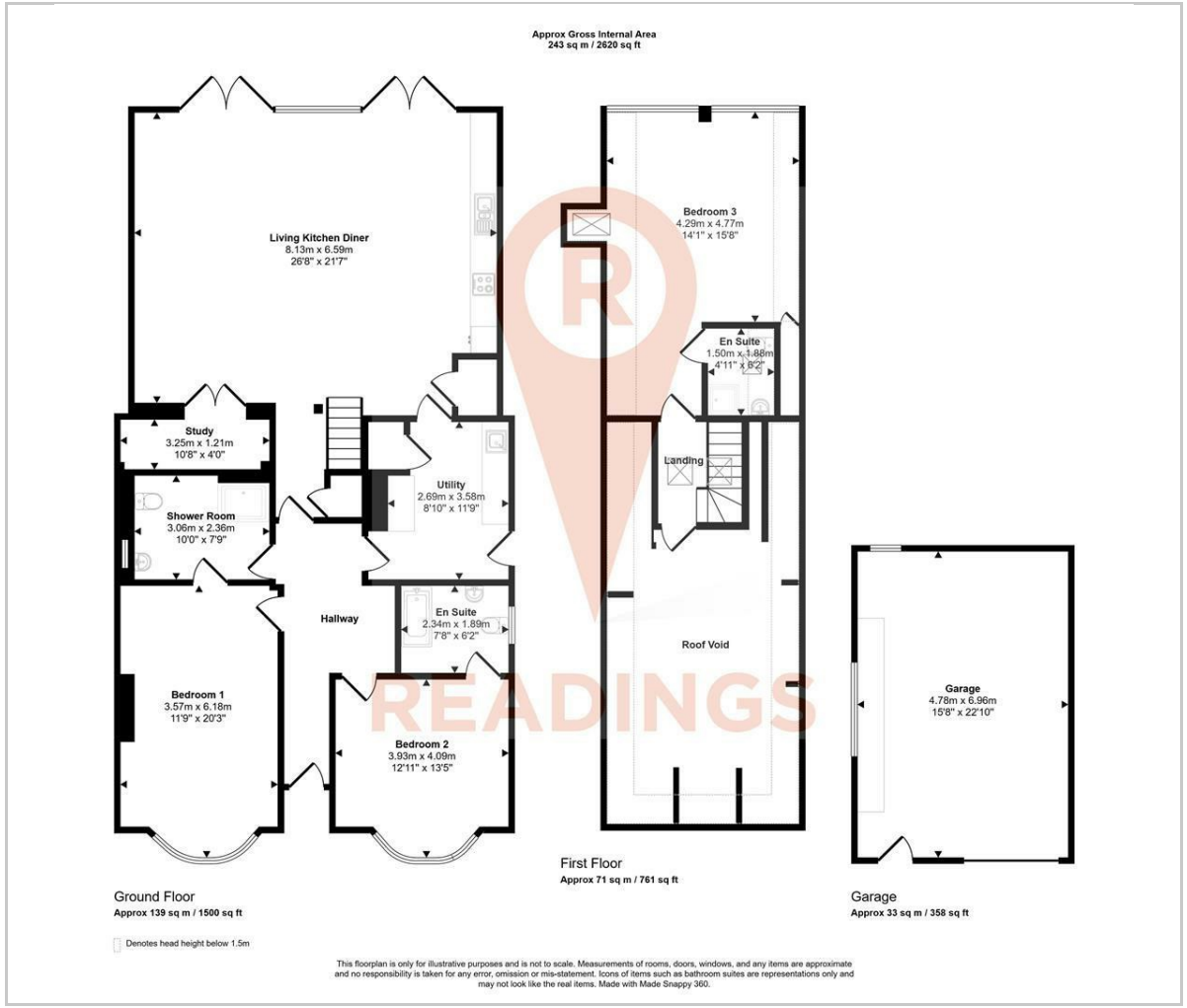
Anti Money Laundering

By law, we are required to carry out Anti-Money Laundering checks for all buyers and sellers. Once you instruct us to market your property, or once your offer has been accepted, a fee of £18 (including VAT) per person is payable to complete these checks.
For sellers, this fee must be paid before we can publish your property for sale, and for buyers, it's required before we can issue the memorandum of sale.
The fee is non-refundable and is paid directly to Landmark Information Group. We receive a portion of this fee for facilitating the verification process.

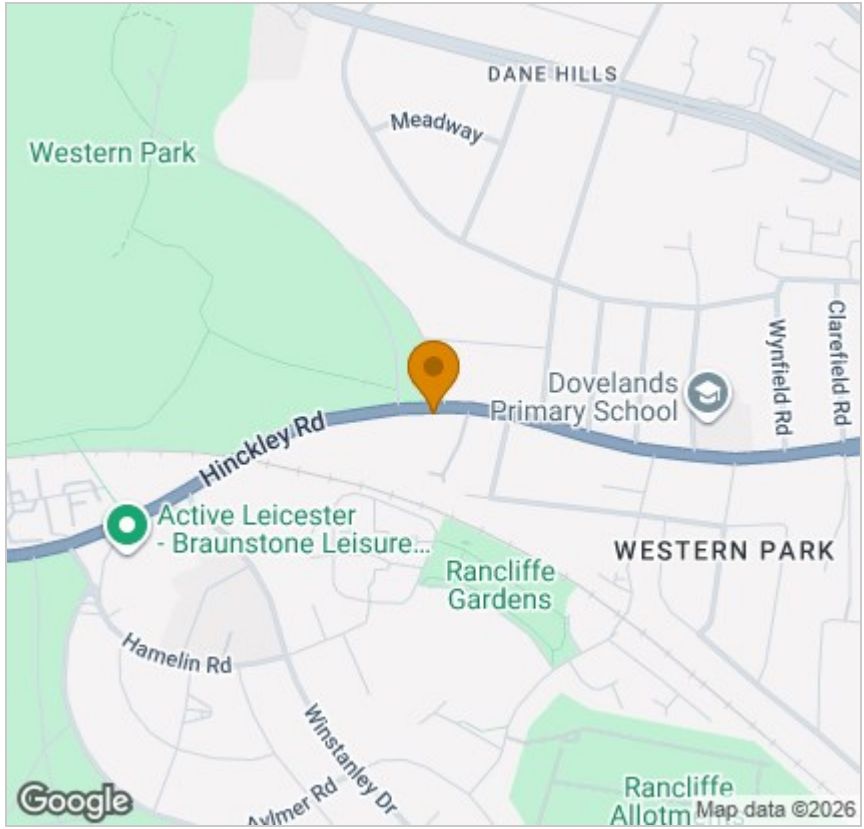
Consumer Protection Legislation

These sales details have been written to conform to Consumer Protection Legislation. Whilst we endeavour to make our sales details accurate and reliable, if there is any point of particular importance to you, please contact the office and we will check the information for you, particularly if contemplating travelling some distance to view. Measurements are given in good faith and whilst believed to be accurate these should be checked by the purchaser for verification. The measurements are carried out in accordance with the RICS and ISVA code of measuring practice.

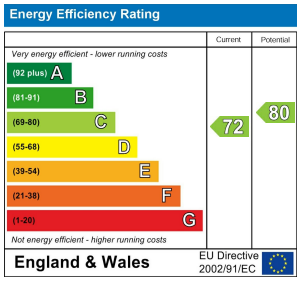
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our Readings Sales Office on 0116 2227575 if you wish to arrange a viewing appointment for this property or require further information.