

**FOR SALE**



**Hat Road, Leicester**

**3 Bedrooms, 1 Bathroom, Semi Detached Bungalow**

**£230,000**

  
**MARTIN&CO**



- **Three Bedroom Semi Detached Bungalow**
- **Located In Braunstone Town**
- **Lounge**
- **Kitchen**
- **Three Bedrooms**
- **Bathroom**
- **Large Rear Garden**

**FULL DESCRIPTION** Three bedroom semi-detached bungalow set in a cul-de-sac location with local amenities close by such as Fosse Park Shopping Centre and Easy access to Motorways M1/M69. The property comprises of: Entrance hall, lounge, kitchen with access to side entrance, three bedrooms, bathroom and large loft space with view of potential extra bedroom. Gas central and double glazing throughout, this property also has a large driveway. Large garden to the rear and small garden to the front aspect of the property.

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ENTRANCE HALL UPVC front door, carpet flooring and meter cupboard.

LOUNGE 12' 7" x 18' 5" (3.84m x 5.61m)(Max Measurement) UPVC double glazed window to the front, TV point, coal effect gas fire set in display surround, radiator and carpet flooring.

KITCHEN 8' 8" x 15' 5" (2.64m x 4.7m) Fitted in a range of units comprising a sink unit with cupboards under, matching range of base units with work surfaces over, complimentary wall mounted eye level cupboards, built in oven and four piece hob, radiator, UPVC double glazed window to the front, tiled splash backs, tiled flooring, plumbing for washing machine, UPVC double glazed window to side aspect, UPVC double glazed door to the side.



INNER HALLWAY Storage cupboard and doors to the bedrooms and bathroom.

BEDROOM 1 9' 7" x 14' 2" (2.92m x 4.32m) Radiator, built in wardrobe and double glazed window to the rear.

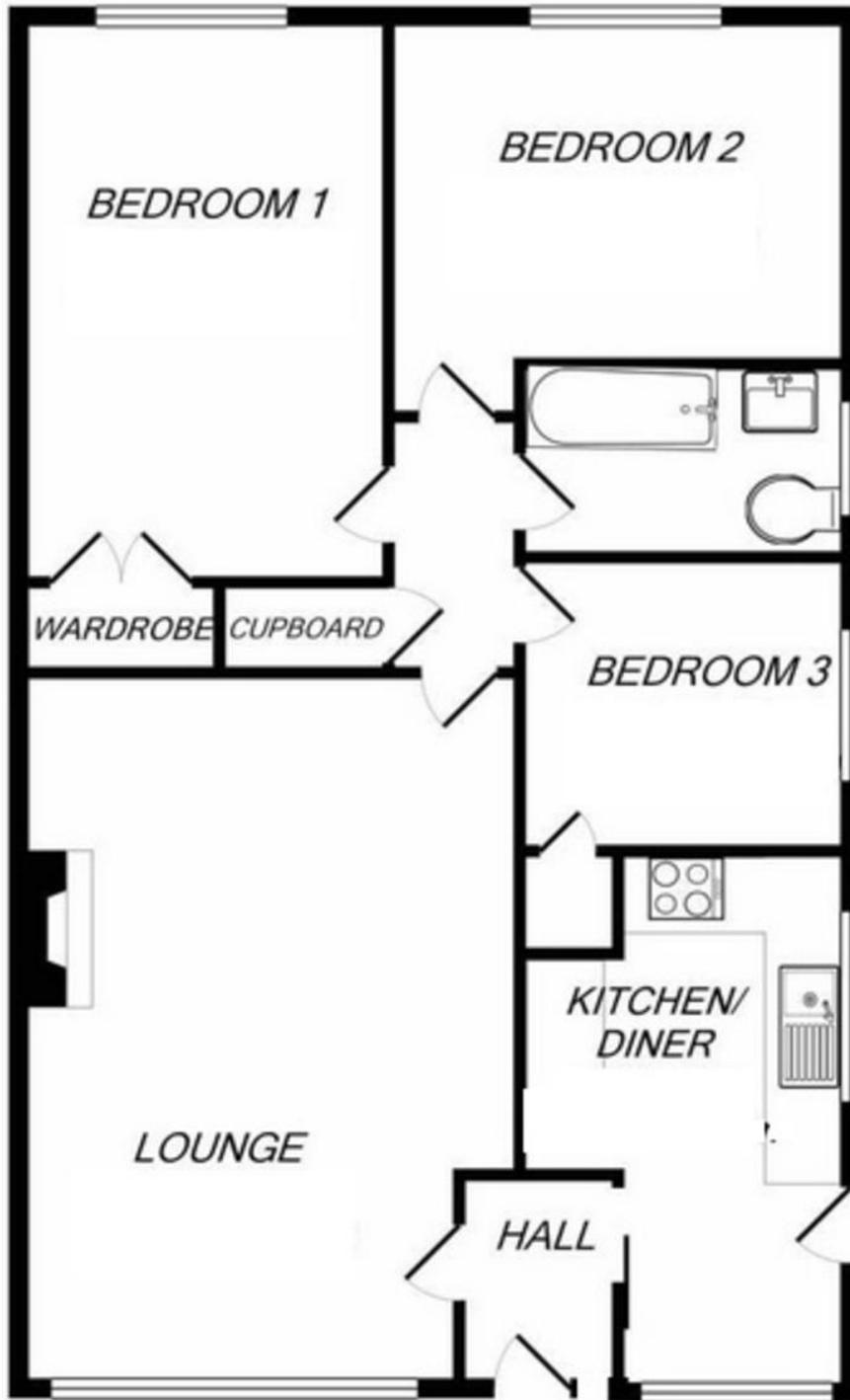
BEDROOM 2 11' 11" x 8' 9" (3.63m x 2.67m) Radiator and double glazed windows to the rear.

BEDROOM 3 8' 9" x 7' 8" (2.67m x 2.34m) Radiator, built in cupboard and double glazed window to the side.

BATHROOM 8' 11" x 4' 11" (2.72m x 1.5m) Three piece suite comprising bath with shower over, wash hand basin and WC, radiator and UPVC double glazed window to the side.

OUTSIDE Front garden with driveway and large rear garden.





## Martin & Co Leicester

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