



*Putting great property on the map*

**422 Hinckley Road  
Leicester  
LE3 0WA**

**£235,000**



Occupying an excellent position along Hinckley Road, directly opposite Western Park, this Victorian semi detached house further benefits from a driveway to the front and a large, south facing rear garden.

The property is of a good size, retains many original features and has been maintained, but would now benefit from updating.

With potential to create a fabulous family home with garden to match, this property is sure to plenty of interest.

No chain.

## Entrance hall

With a door to the front, stairs to the first floor and access to both reception rooms.

## Lounge 4.67m x 3.94m (15'4" x 12'11")

A well proportioned room with a bay window to the front, gas fire with attractive surround, picture rail and coving.

## Dining room 4.09m x 3.66m (13'5" x 12'0")

With a window to the rear, tiled fireplace with gas fire, fitted cupboard.

## Rear lobby

With a door to the garden and access to the cellar, fitted cupboard.

## Kitchen 5.91m x 2.43m (19'5" x 8'0")

A spacious kitchen with range of units, gas cooker, plumbing for washing machine and space for fridge freezer, floor standing

boiler, two windows to the side.

## Landing

Fitted cupboard.

## Bedroom one 4.98m x 3.93m (16'4" x 12'11")

A good size bedroom with two windows providing views of Western Park to the front.

## Bedroom two 4.09m x 3.66m (13'5" x 12'0")

Another double bedroom with a window to the rear, picture rail.

## Bathroom 2.41m x 2.61m (7'11" x 8'7")

Bath with shower over, wash hand basin, fitted cupboards, window to the side.

## Separate WC

Window to the side, low level WC.

## Bedroom three 4.08m x 2.43m (13'5" x 8'0")

Accessed via the bathroom, there is a window to the rear overlooking the garden.

## Outside

There is a driveway to the front providing off road parking. A gate to the side gives access to a fabulous rear garden. With a southerly aspect, there is a large patio area, extensive lawn and outside WC.

## Agents notes

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.

### Tenure

The property is being sold freehold 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, fitting or appliances (if any) heating installations, plumbing or electrical systems have been tested by the selling agents, neither have the telephone or television points.

### Anti money laundering

Under the Protecting Against Money Laundering and Proceeds of Crime Act 2002 all prospective purchasers proceeding with a purchase will be asked to provide us with photographic I.D. (e.g. Passport, driving licence etc) and proof of address (e.g. Current utility bill, bank statement, council tax demand). This information will be required before solicitors are instructed on a sale or purchase.



*Putting great property on the map*

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