



JAMES
SELICKS

448 HINCKLEY ROAD

WESTERN PARK, LEICESTER

SALES LETTINGS SURVEYS MORTGAGES

448 Hinckley Road

Western Park
Leicester
LE3 0WA

An attractive and spacious four bedroom semi-detached home, thought suitable for renovation and extensions (subject to the necessary planning consents) conveniently located opposite Western Park.

Entrance hall | sitting room | dining room | breakfast kitchen | ground floor shower room | utility area | four bedrooms | bathroom | off street car standing | extensive mature lawned gardens | new double glazing throughout approximately 18 months ago | EPC - E

LOCATION

Western Park offers excellent access into the city centre, professional quarters and mainline railway station, along with excellent local primary schooling; local day-to-day shopping can be found along the nearby Hinckley Road and Braunstone Gate.

ACCOMMODATION

The property is entered via a hallway with tiled flooring housing the stairs to the first floor. The sitting room has a bay window to the front elevation and a feature fireplace surround. The dining room has patio doors to the rear garden.

The breakfast kitchen has a range of eye and base level units, work surfaces, a sink and drainer unit with mixer tap, an integrated oven with grill and hob, two windows to the side and a door to a utility area providing eye and base level units and access to a ground floor shower room with a walk in shower cubicle, low flush WC and wash hand basin, heated towel rail and a window to the rear elevation.

To the first floor is a galleried landing providing loft access. The master bedroom has a bay window to the front elevation and a feature fireplace. Bedroom two has a window to the rear elevation. Bedroom three has a window to the front elevation. Bedroom four has a window to the rear elevation. The accommodation is completed by a bathroom with a low flush WC, wash hand basin, bath with shower over, part tiled walls a window to the side elevation.

OUTSIDE

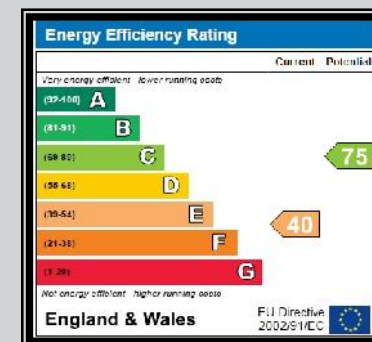
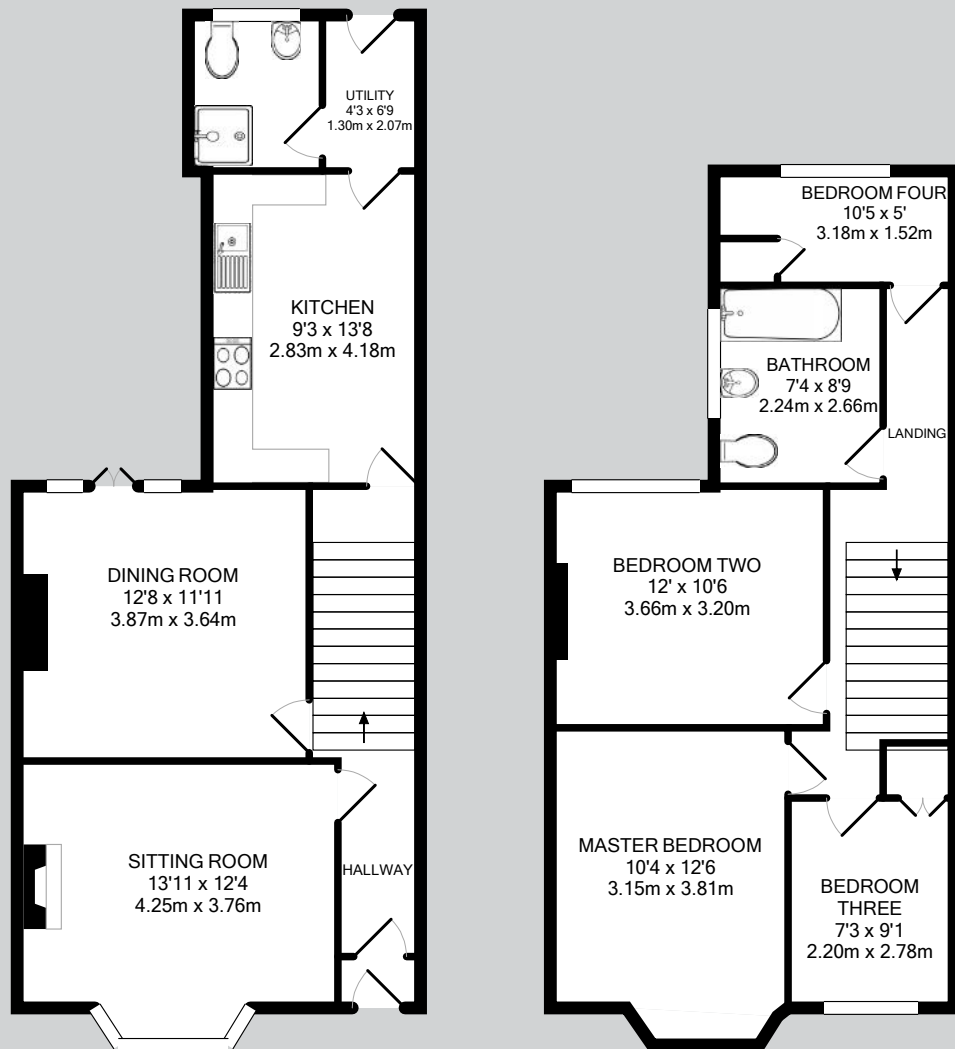
To the front of the property is off road car standing. To the rear is a deep lawned garden with planted borders, a patio area, further pebbled area and a variety of shrubs and trees.

DIRECTIONAL NOTE

Proceed out of Leicester via the A47 King Richards Road eventually becoming Hinckley Road, where the property may be found on the left hand side just before Western Park Road, as indicated by the Agent's "For Sale" sign.







448 Hinckley Road, Western Park, Leicester LE3

Total Approximate Gross Internal Floor Area = 1144 SQ FT / 106 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.

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