

**FOR
SALE**



60 Hinckley Road, Stoney Stanton, Leicester LE9 4LL

£229,950 - Freehold

77, Main Street, Broughton Astley, Leicester, LE9 6RE 01455 285555 sales@davidrobinsonestates.co.uk

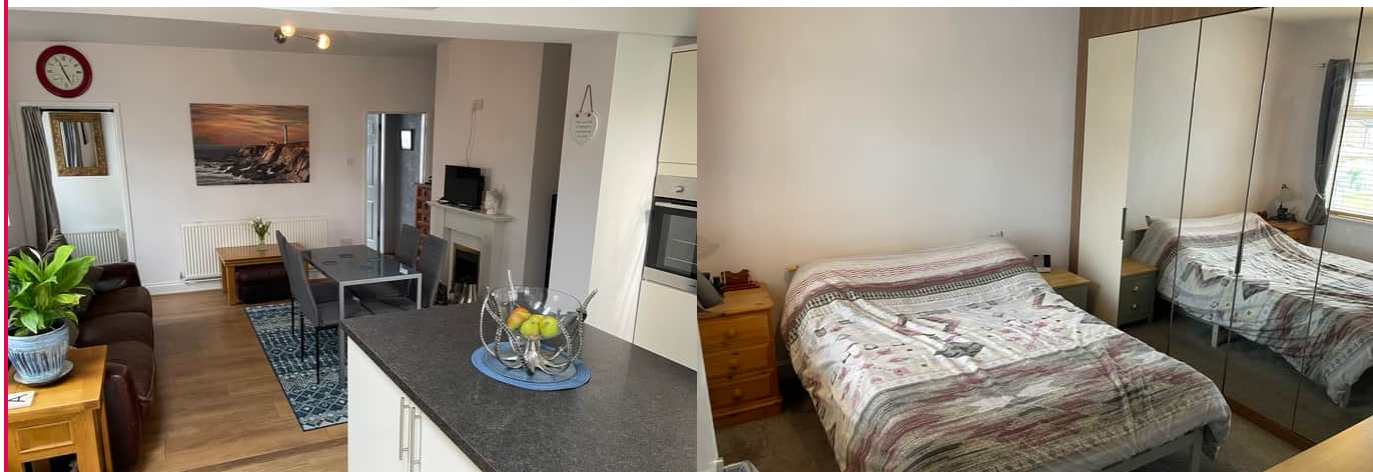


PROPERTY DESCRIPTION

Great Entertaining Space On Offer! - Situated in this sought after location you will find this three bed semi-detached home with good sized accommodation comprising, entrance hall, lounge, extended fitted dining kitchen, first floor landing, three bedrooms, family bathroom. The property benefits from gas fired central heating to radiators, double glazing with off road parking to the side and great sized garden to the rear. Internal viewing comes highly recommended.

POINTS OF INTEREST

- *Extended Semi-Detached*
- *Three Bedrooms*
- *Lounge*
- *Ext Ftd Dining Kitchen*
- *Good Sized Garden*
- *ORP*



ROOM DESCRIPTIONS

Ground Floor

Entrance Hall

UPVC double glazed door to the side aspect, stairs to first floor landing and radiator.

Lounge

14' 3" x 10' 2" (4.34m x 3.10m) UPVC double glazed window to the front aspect and radiator.

Extended Fitted Dining Kitchen

20' 4" x 14' 2" (6.20m x 4.32m) UPVC double glazed french doors to the rear aspect, UPVC double glazed door to the side aspect, UPVC double glazed window to the side aspect, two double glazed velux windows to the side aspect, being fitted with a range of wall and base units with built in oven, hob, extractor, plumbing for washing machine, laminate flooring and radiator.

First Floor

First Floor Landing

Bedroom One

10' 4" x 8' 8" (3.15m x 2.64m) UPVC double glazed window to the rear aspect, fitted wardrobe and radiator.

Bedroom Two

7' 6" x 6' 8" (2.29m x 2.03m) UPVC double glazed window to the front aspect, built in cupboard and radiator.

Bedroom Three

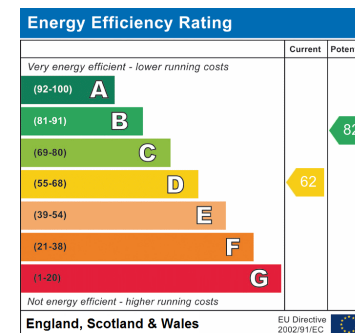
11' 1" x 6' 3" (3.38m x 1.91m) UPVC double glazed window to the side aspect, built in cupboard (loft access) and radiator.

Family Bathroom

UPVC double glazed window to the side aspect being fitted with three piece suite comprising, low level wc, hand wash basin, bath, shower cubicle, built in airing cupboard and heated towel rail.

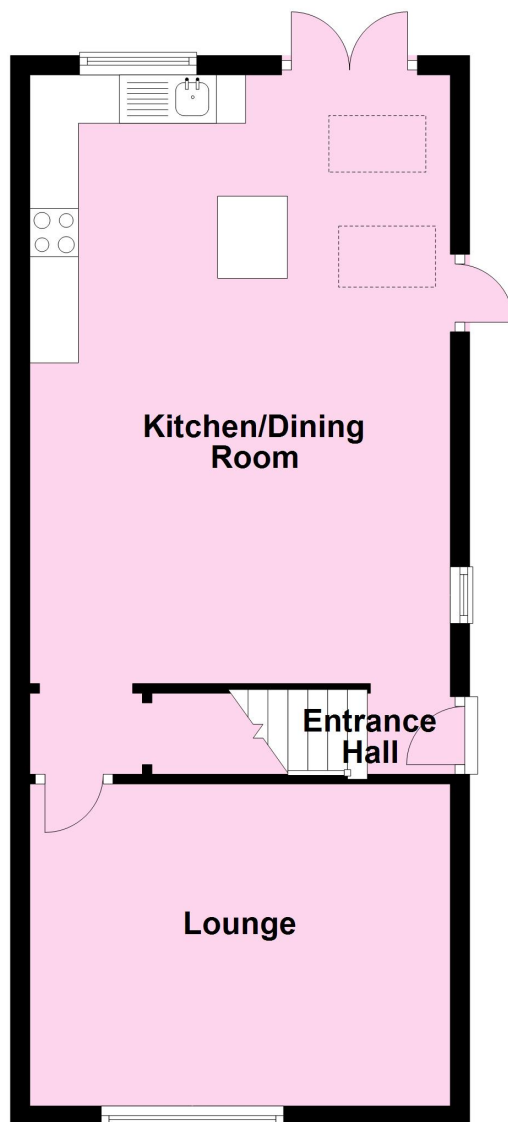
Gardens

To the front of the property there is garden area with off road parking to the side. To the rear of the property there is an excellent sized garden with patio area and shed.



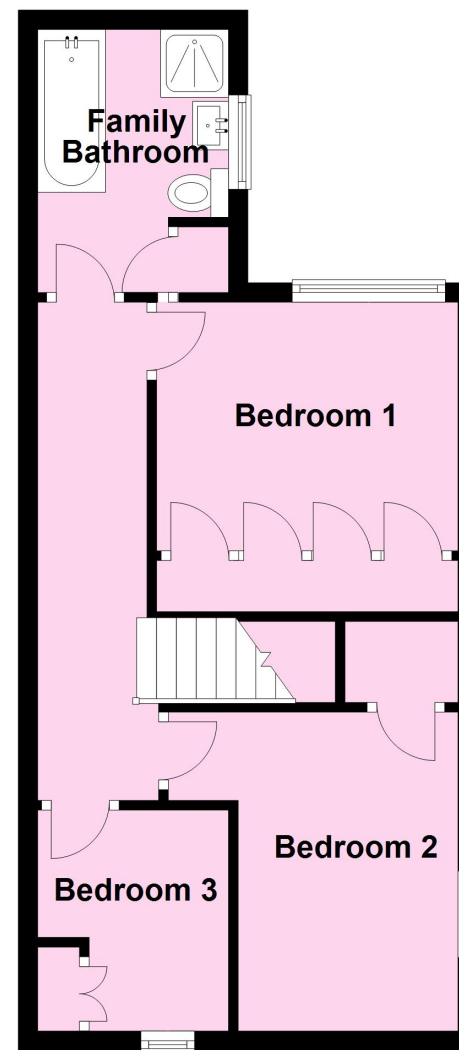
Ground Floor

Approx. 46.2 sq. metres (497.8 sq. feet)



First Floor

Approx. 38.1 sq. metres (410.5 sq. feet)



Total area: approx. 84.4 sq. metres (908.2 sq. feet)