



Putting great property on the map

**9 Hambleton Close
Leicester Forest East
Leicester
LE3 3NA**

£299,950



A substantially extended four bedroom detached house situated towards the end of this cul-de-sac on the popular David Wilson development in Leicester Forest East. The property benefits from gas central heating and UPVC double glazing. The location gives excellent access to a range of local amenities as well as being within walking distance to Stafford Leys Primary school and offers excellent commuter links to the city centre as well as Fosse Shopping Park and the Midlands Motorway Network. In brief the accommodation comprises entrance hall, through lounge, conservatory, kitchen and dining room. On the first floor there are four bedrooms and a bathroom. There is a driveway and a garden to the front, double garage (currently being used as a room but could be altered back). There are gardens to the side and rear. Sold with the benefit of NO ONWARD CHAIN

DIRECTIONAL NOTES

This property can be best approached by leaving Leicester along the main A47 Hinckley Road passing through Western Park and into Leicester Forest East. Travelling through Leicester Forest East eventually turn left into Warren Lane then take the first left hand turning into Somerfield Way and left again into Seymour Way. Proceed to the end of Seymour Way turning right into Hambleton Close and the property can be found at the head of the cul-de-sac as indicated by our agents To Let board.

ENTRANCE HALL

With a UPVC double glazed door to the front, stairs to the first floor, radiator.

LOUNGE 7.39m max x 3.43m max (24'3" max x 11'3" max)

UPVC double glazed bay window to the front and sliding patio doors to the rear giving access to the conservatory,

CONSERVATORY 2.95m x 2.79m (9'8" x 9'2")

Of brick and UPVC construction with doors to the side to garden.

DINING ROOM 5.61m max x 3.33m max (18'5" max x 10'11" max)

UPVC double glazed windows to the front and rear and a door to the rear leading to the garden,

KITCHEN 2.74m x 2.59m (9'0" x 8'6")

UPVC double glazed window to the rear, roll edge work surfaces, base and wall mounted units, electric double oven, gas hob and extractor over, sink and drainer, cupboard housing boiler, plumbing for automatic washing machine, tiled splash backs, pantry.

LANDING

Airing cupboard and loft access.

BEDROOM 1 4.09m x 3.25m (13'5" x 10'8")

UPVC double glazed windows to the front and rear, wash hand basin.

BEDROOM 2 3.43m x 3.05m (11'3" x 10'0")

UPVC double glazed window to the front, fitted wardrobes,

BEDROOM 3 3.76m x 3.05m (12'4" x 10'0")

With UPVC double glazed window to the rear,

BEDROOM 4 2.51m x 2.26m (8'3" x 7'5")

UPVC double glazed window to the front.

BATHROOM

Having an opaque UPVC double glazed window to the rear, panelled bath with shower over, low level wc, pedestal wash hand basin, tiled splash backs,

OUTSIDE

There is a driveway to the front which leads to the double garage. There are gardens to the side and rear.

DOUBLE GARAGE 4.93m x 4.80m (16'2" x 15'9")

The double garage has been converted by the current owners and is now being used

as a room. It would make an excellent games room but could easily be converted back to its original use as there is still an up and over door to the front. There is a courtesy door to the side from the dining room and a UPVC double glazed window to the rear, plumbing for a washing machine.

Agents Note

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.

Surveys

Need a Chartered Surveyor? Readings undertake various types of Survey and Valuation Work, these include Homebuyer Reports, Valuations for probate, inheritance and capital gains tax purposes and matrimonial disputes. We also offer a full range of professional and arbitration services and regularly act on Expert Witness cases. For more information please give us a call on 0116 2227575 or

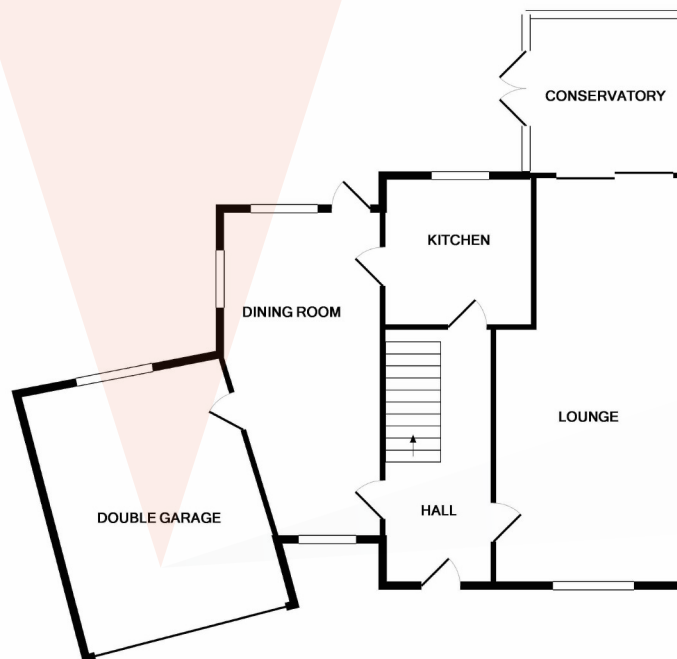
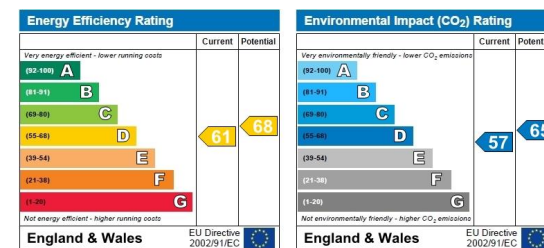
email our Survey Department on surveys@readingspropertygroup.com

Tenure

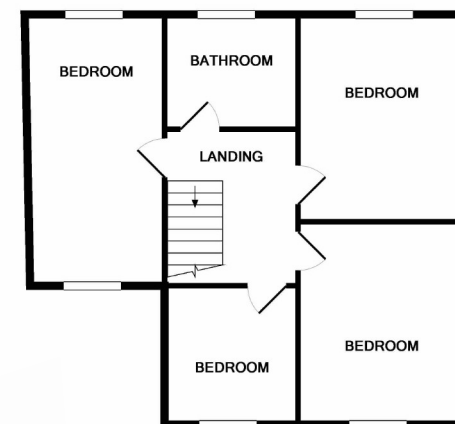
The property is being sold freehold with Vacant Possession upon completion. **FIXTURES AND FITTINGS** - All the items mentioned in these sales details are to be included within the purchase price. **SERVICES** - None of the services, fitting or appliances (if any) heating installations, plumbing or electrical systems have been tested by the selling agents, neither have the telephone or television points.

Charity Link

Readings have teamed up with Charity Link, a Leicester based charity who have been supporting local people in poverty, hardship or crisis for nearly 140 years. Every donation we make to Charity Link goes directly to those who most need it.



GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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