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Edward Avenue, Leicester, LE3 2PB

Offers Over £315,000

3 1 2



Located on a good-sized plot which attracts the sunshine throughout most of the day is this stunning three-bedroom home with a much sought-after modern Kitchen and Office/hair salon/bar room in the garden. Additionally, there are a further two separate reception rooms ideal for a growing family. As well as the accommodation mentioned there is an incredible family shower room. Outside is a generous sized landscaped garden with a resin driveway providing parking at the front. Internal viewing is highly recommended.

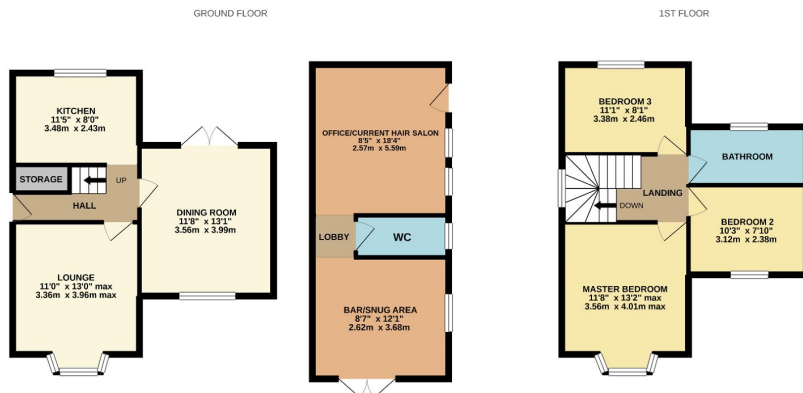
This three bedroomed home has been tastefully decorated throughout to a high standard providing a spacious and homely feel. From a modern Kitchen to the two separate reception rooms the property throughout has been brought up to an impressive standard. To the outside of the property is a good-sized landscaped rear garden with a spacious patio area creating a relaxing space. A perfect spot for children to play securely and for adults to relax and unwind. In the garden is an all-essential gym/snug area with separate WC and office space which is currently used as a hair salon.

The location of this property is second to none. It is convenient to various amenities including the recently extended Fosse Shopping park, Meridian leisure complex and main transport links to the Highcross Shopping Centre located in Leicester city centre. Leicester mainline station is not far providing regular services to London St Pancras and excellent motorway connections.

As you enter this property a welcoming reception hall greets you with stairs off to the first floor and access to a bespoke storage cupboard under the stairs ideal for hanging your coat and storing your shoes. The entrance hall provides access to the three living areas downstairs. There is access to the first reception room used by the current owners as a Lounge. This room has a upvc bay window to the front, laminate floor and contemporary radiator.

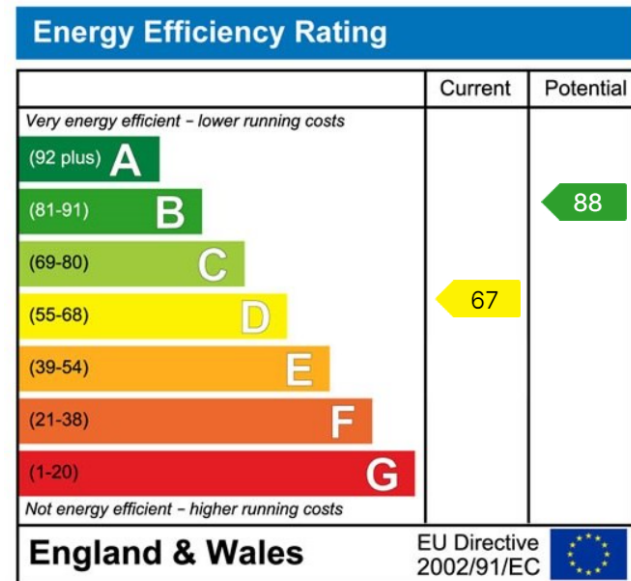
Further down the entrance hall is the Dining Room which has a upvc window allowing plenty of light to flood in creating the perfect retreat for you to relax in. A contemporary wooden storage area is set within the fireplace providing the perfect focal point within this living space. There is a laminate floor and upvc double doors to the garden





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix 10/2021

- Stunning spacious home
- Living Room and Dining Room
- EPC Rating: D
- Family Bathroom
- https://drive.google.com/file/d/1NP1iz\_0D0YcQQeCkbl5JsHdyQPuFkmmn/view?usp=sharing
- Modern Kitchen with high end finishing
- Office/Bar/Hair salon converted in the garden
- Three Bedrooms
- Landscaped garden



By law we carry out verification checks and proof of fund checks.

The details are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted. We have not tested any services or appliances and purchasers are advised to satisfy themselves as to the working order and condition.

Floor plans do not reflect exact dimensions or exactly replicate the layout of the property.

Referral Fees: EPC: up to £50. Mortgage: up to £500. Conveyancing up to £300. Survey: up to £50 all plus vat.

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