



HAMPSONS  
ESTATE AGENTS

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## Aikman Avenue, Leicester

£230,000

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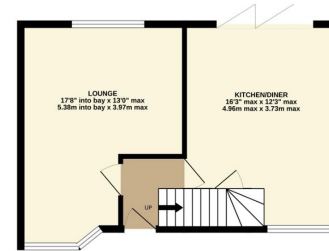


A beautifully presented and much improved three bed roomed mid terraced property, being particularly spacious internally and having an elevated position in this popular location close to the city centre with great transport links. Perfect for the first time buyer or investor alike, an early inspection is advised to avoid disappointment. The internal accommodation comprises an entrance hall with stairs rising to the first floor, a lovely bay windowed lounge, a stunning dining kitchen which is well fitted with a range of units, quartz work surfaces and bi-folding doors opening to the garden. To the first floor there is a landing, sizeable master bedroom with fitted wardrobes and two further double bedrooms. Completing the accommodation is a contemporary shower room. Externally to the front there is a gravelled garden behind wrought iron gates and there is a lovely landscaped garden to the rear with lawn, patio, planted beds and brick built outbuildings.

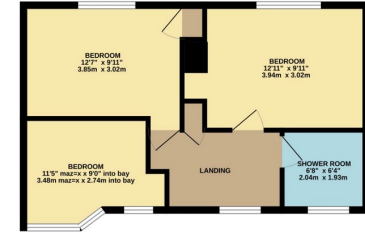




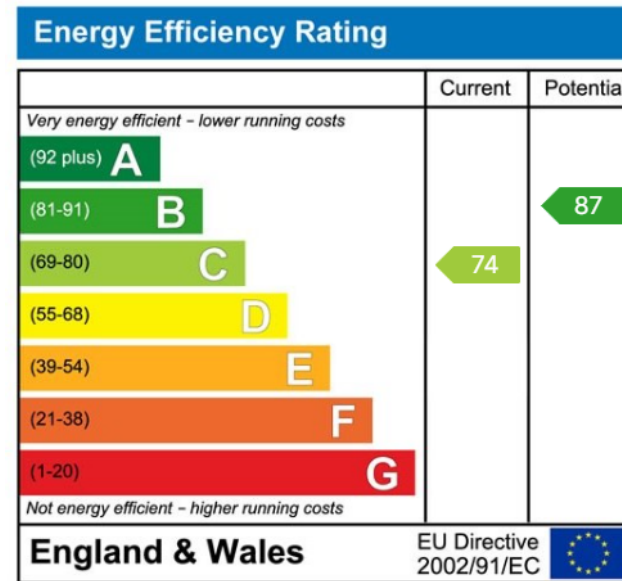
GROUND FLOOR  
418 sq.ft. (38.5 sq.m.) approx.



1ST FLOOR  
446 sq.ft. (41.5 sq.m.) approx.



TOTAL FLOOR AREA: 865 sq.ft. (80.3 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the floorplans 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.  
Made with Metropix (2022)



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.

Registered in England and Wales number 12430282. Registered office: 3 Oswin Road, LE3 1NR.

