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## Kings Drive, Leicester Forest East

£350,000

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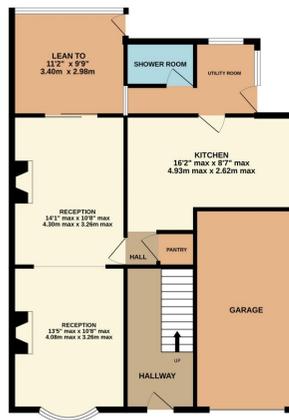


Set on a sizable corner plot, this extended five-bedroom home has been in the same family since new and has plenty of potential. Located in the sought-after Leicester Forest East, popular for its community, local amenities, schools, and easy access to major road networks and Leicester City. Upon entry, there is an entrance hall with stairs off and access to the downstairs accommodation. At the front of the property with a bay window and open feature fireplace is the first reception room leading through to the second reception room with further fireplace. Sliding doors lead to a lean-to providing access to the garden. An extended Kitchen is a great place to entertain. A door leads to the Utility area and downstairs shower room. Upstairs there are five bedrooms and a bathroom. An integral garage is larger than the standard. A stunning, sizable garden wraps around three sides of the property with potential for further development subject to the relevant permission.





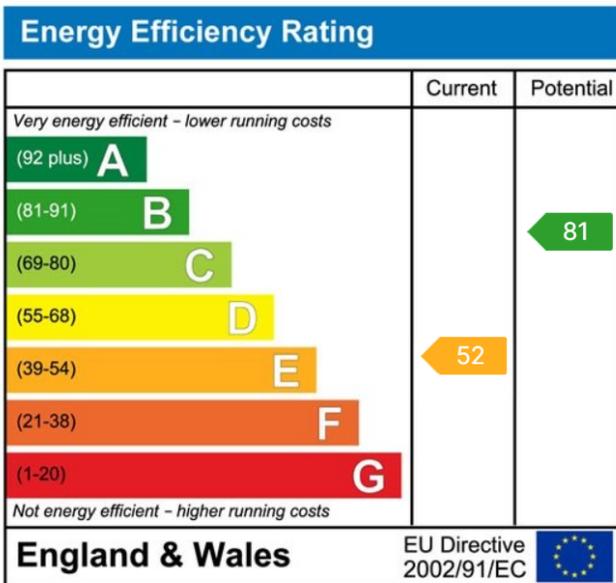
GROUND FLOOR



1ST FLOOR



While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. This plan is for illustrative purposes only and should be used as a guide only. Any prospective purchaser should verify the accuracy of the floorplan and any other information provided. The services, fixtures and fittings shown herein have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metreage (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.

