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# Saintbury Road, Glenfield

£500,000

4 2 3



Rarely available to the market and located on the sought after Saintbury Road set on a substantial plot prominently located in Glenfield, this executive house offers expansive living accommodation. Benefitting from an all essential open plan Living Kitchen Diner with a further three reception rooms and four bedrooms this home must be viewed to appreciate the size and quality of home available. This home includes 4 bedrooms, Shower room, family bathroom, WC, Living Room, Sunroom, Garden Room, Living Kitchen Diner, Utility, Garage and substantial garden. Outside is a landscaped front garden with driveway and garage, substantial mature rear garden with mature trees and patio spanning the rear of the property.

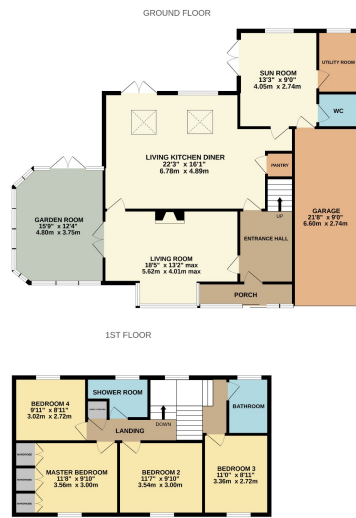
Entry to the property is through a uPVC tilt and slide door leading into the entrance porch which in turn leads into the entrance hallway with Pergo flooring. There is access to the first floor, Living Kitchen Diner or the Living room.

At the front of the property is the newly decorated Living Room with uPVC box bay window allowing the light to flow in. A pebble effect gas fire set within a stone surround is ideal for those chilly autumn evenings. Access can be gained into the Living Kitchen Diner or the Garden Room.

A spacious room with newly fitted insulated ceiling and spot lights enjoying views over the garden is the Garden room with Pergo flooring and uPVC double doors leading onto the patio which in turn leads to the beautiful garden.

A heart of the home is the open plan Living Kitchen Diner with Amtico flooring, two large Velux windows and a uPVC window and double doors leading to the garden creating a light and airy space. Benefitting from many wall and base units with worksurface over and space for a range cooker with extractor hood over. There is a sink and drainer with mains mixer tap over and space for a fridge freezer. A cupboard under the stair provides a walk-in pantry for those all essential groceries and the space allows for a Dining Table and separate seating area. A great space for entertaining or creating family time.





While every attempt has been made to ensure the accuracy of the Property Information, Measurements of areas, contents, fittings and fixtures are approximate and should not be relied upon for any purpose. The information is provided for general information only and does not constitute an offer of any financial product. The information is provided for general information only and does not constitute an offer of any financial product.

- Executive Four Bedroom Detached House
- Open plan Living Kitchen Diner
- EPC Rating: D, Council Tax Band: E
- Garage and Driveway
- Sought after location
- Living Room, Garden Room, Sunroom
- Utility, WC, Family Bathroom
- Mature substantial rear garden
- Shower Room
- DRAFT DETAILS



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71   C
55-68	D	62   D	
39-54	E		
21-38	F		
1-20	G		

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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