



# HOPKINS & DAINTY

ESTATE AGENTS



**Sibson Road, Leicester, LE4 4DX**

**£250,000**

**\*\* OPEN 7 DAYS\*\*** HOPKINS & DAINTY sales and lettings are delighted to offer for sale this spacious three bedroom semi-detached house located within a popular area and coming to the market with no upward chain. Benefitting from gas central heating and double glazing the accommodation has to offer: Entrance hall with understairs storage cupboard, open plan lounge/dining room with patio doors to the rear leading out onto the rear garden and a long galley style kitchen. To the first floor there are three bedrooms, with bedrooms one and two having built in wardrobes running the length of the rooms. There is a family bathroom to service the bedrooms. Outside there are low maintenance gardens to the front and rear together with a driveway providing off road parking for one vehicle. If you would like to see this home for yourself, feel free to let us know when you are available, by e-mail or phone. We are open 7 days a week.

## Entrance Hall

With stairs off to the first floor, radiator, laminate flooring, door to:

## Lounge/dining room



With bay window to the front, laminate flooring, two radiators, patio doors to the rear leading out onto the rear garden.

## Kitchen



Fitted with a range of matching wall and base units, working surfaces with tiling to the splashbacks, inset one and a half bowl stainless steel sink units and drainer, fitted electric oven with a four ring gas hob extractor hood over, windows to the front, rear and side, door to the side leading out onto the rear garden, appliance space for washing machine, tumble dryer and fridge/freezer, ceramic tiled flooring, radiator.

## The First Floor



With access to the loft and window to the side.

### Bedroom One



With a range of fitted wardrobes, window to the rear, radiator.

### Bedroom Two

With bay window to the front, a range of fitted wardrobes, radiator.

### Bedroom Three



With window to the front, radiator, laminate flooring.

### Bathroom

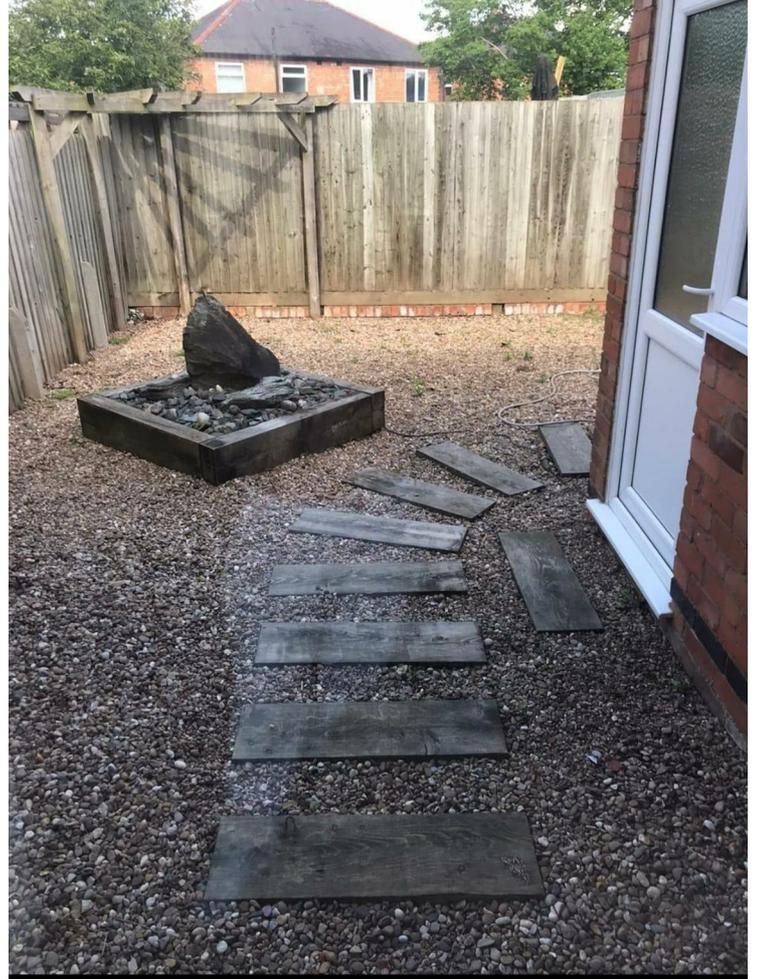


Fitted with a panelled bath with shower over, wall mounted wash hand basin, W.C., heated towel rail, window to the rear, tiled walls.

## Attic Room



## Outside



The property has gardens to the front and rear and a driveway for off road parking for one vehicle.

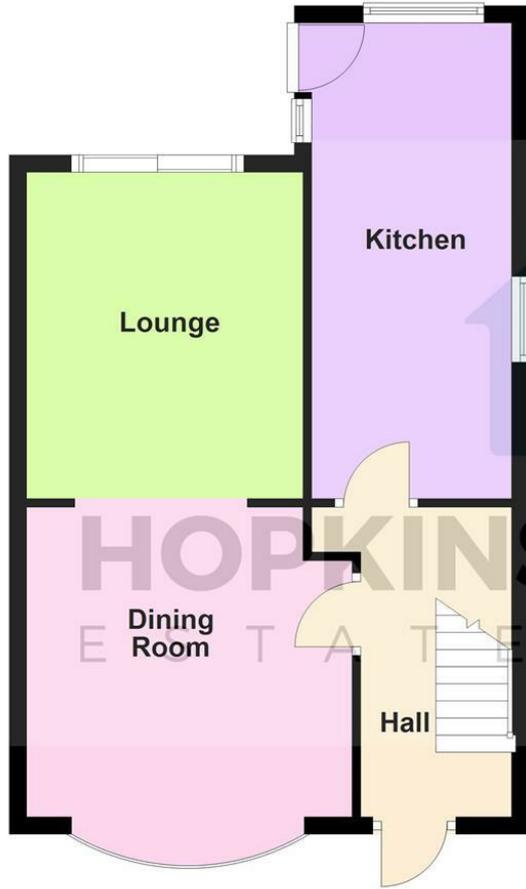
### Important Information

These sales details are produced in good faith with the approval of the vendors and are given as a guide only. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. Please note that we have not tested any of the appliances or systems at this property and cannot verify them to be in working order. Unless otherwise stated fitted items are excluded from the sale, such as carpets, curtains, light fittings and sheds. These sales details, the descriptions and the measurements therein do not form part of any contract and whilst every effort is made to ensure accuracy this cannot be guaranteed. Nothing in these details shall be deemed to be a statement that the property is in good structural condition or otherwise. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only. Photographs are taken with a wide angle digital

camera. Nothing herein contained shall be a warranty or condition and neither the vendor or ourselves will be liable to the purchaser in respect of any mis-statement or misrepresentation made at or before the date hereof by the vendor, agents or otherwise. Any floor plan included is intended as a guide layout only. Dimensions are approximate. Do Not Scale.

**Ground Floor**

Approx. 46.7 sq. metres (503.1 sq. feet)



**First Floor**

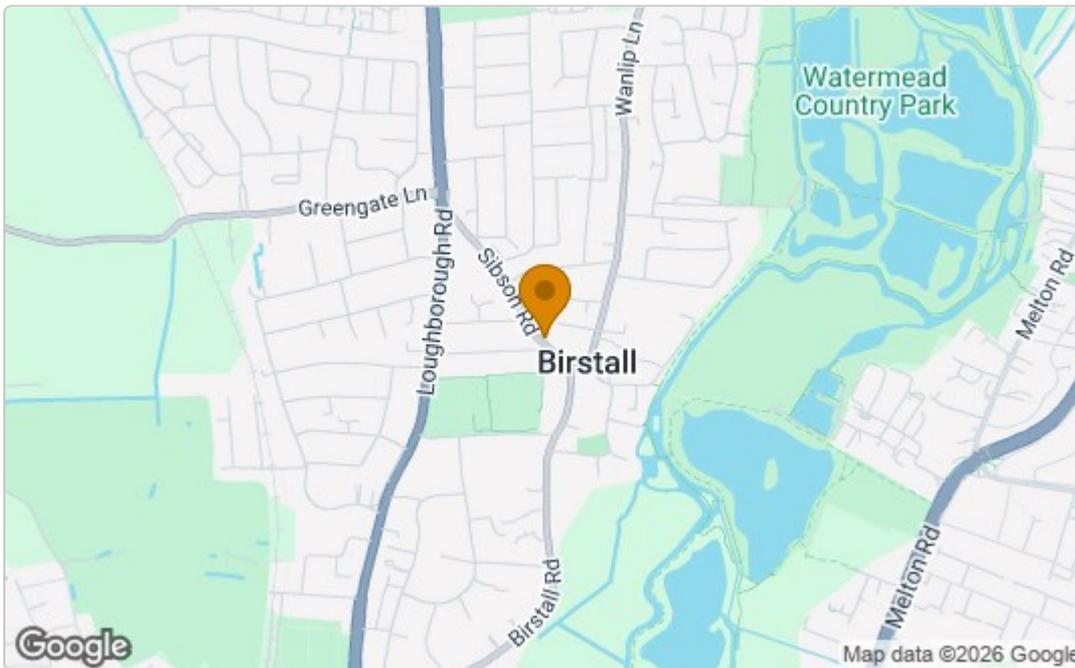
Approx. 42.6 sq. metres (458.5 sq. feet)



Total area: approx. 89.3 sq. metres (961.7 sq. feet)

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Plan produced using PlanUp.

**Area Map**



**Energy Efficiency Graph**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<div style="border: 2px solid green; border-radius: 10px; padding: 5px; display: inline-block;">86</div>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.