



6 Hampden Road

, Leicester, LE4 9EN

**Offers In Excess Of £275,000**





EXTENDED SEMI DETACHED HOME SET ON A GENEROUS PLOT WITH FURTHER SCOPE TO EXTEND, NO CHAIN & POTENTIAL ANNEXE!

Aston and Co are delighted to offer to market this extended, three bedroom semi detached home set in this popular suburb of the city. The accommodation briefly consists of, entrance hall, two reception rooms, kitchen and bedroom with an ensuite wet room to the ground floor. The the first floor are two further bedrooms, bathroom and wc. The property also benefits from upvc double glazing, gas central heating, off road parking and a garage. Internal viewing is highly recommended and strictly by appointment only.

- Extended Semi Detached Home
- Generous Plot With Further Scope To Extend (stp)
- Two Reception Rooms
- Three Double Bedrooms (Including Potential Annex)
- Two Bathrooms
- Garage & Off Road Parking
- Gas Central Heating & Upvc Double Glazing
- EPC Rating D, Freehold, Council Tax Band B





**The Property**

The property is entered via a upvc double glazed door leading into.

**Porch**

2'5" x 3'0" (0.74 x 0.92)

With door leading into.

**Entrance Hall**

8'1" x 6'3" (2.47 x 1.92 )

With stairs to the first floor, under stairs storage and provides access to the following.

**Lounge**

11'0" x 12'8" (3.36 x 3.88 )

With bay window to the front and fire with feature surround.

**Reception Room Two**

10'11" x 11'1" (3.35 x 3.38 )

With gas fire and upvc double glazed french doors leading into.

**Bedroom Three/Annex**

8'9" x 13'10" (2.69 x 4.23 )

With sliding door leading to the wet room and french doors leading onto the rear garden.

**Wet Room**

4'0" x 8'9" (1.24 x 2.67 )

With low level wc, wall mounted basin and shower.

**The First Floor Landing**

With window to the front and provides access to the following.

**Bedroom One**

11'2" x 10'11" (3.42 x 3.35 )

With window to the rear and fitted wardrobes.

**Bedroom Two**

11'2" x 10'9" (3.42 x 3.30 )

With window to the front and fitted wardrobes.

**Bathroom**

7'10" 6'4" (2.41 1.94 )

Fitted with a two piece suite comprising bath and pedestal basin.

**WC**

3'3" x 6'0" (1.00 x 1.83 )

With low level WC.

**Outside**

The front of the property is paved for low maintenance which in turn leads to the property and gated access to drive, garage and rear garden. To the rear is larger than average garden with patio and lawned areas with workshop, green house and fenced boundaries.

**Services**

The property benefits from mains gas, water, electric and drainage.



Floor Plan



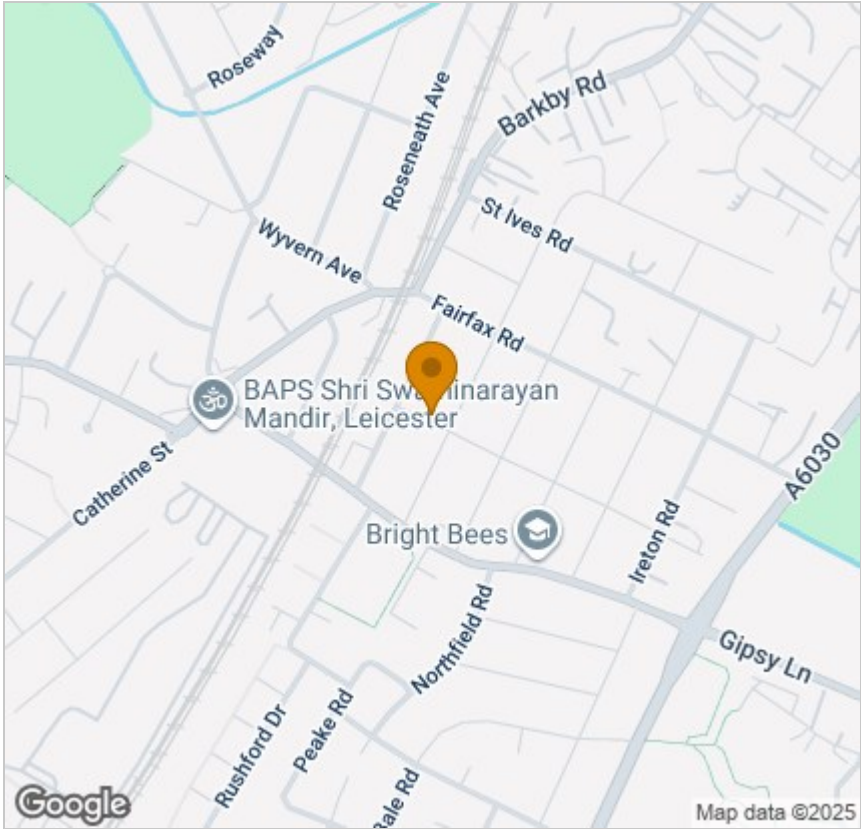
Viewing

Please contact our Syston Sales Office on 0116 2607788 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

