



135 Hungarton Boulevard

, Leicester, LE5 1DF

Offers In Excess Of £250,000

We are delighted to offer to the market this recently refurbished and thoughtfully updated three-bedroom terraced home situated on Hungarton Boulevard in the heart of Leicester.

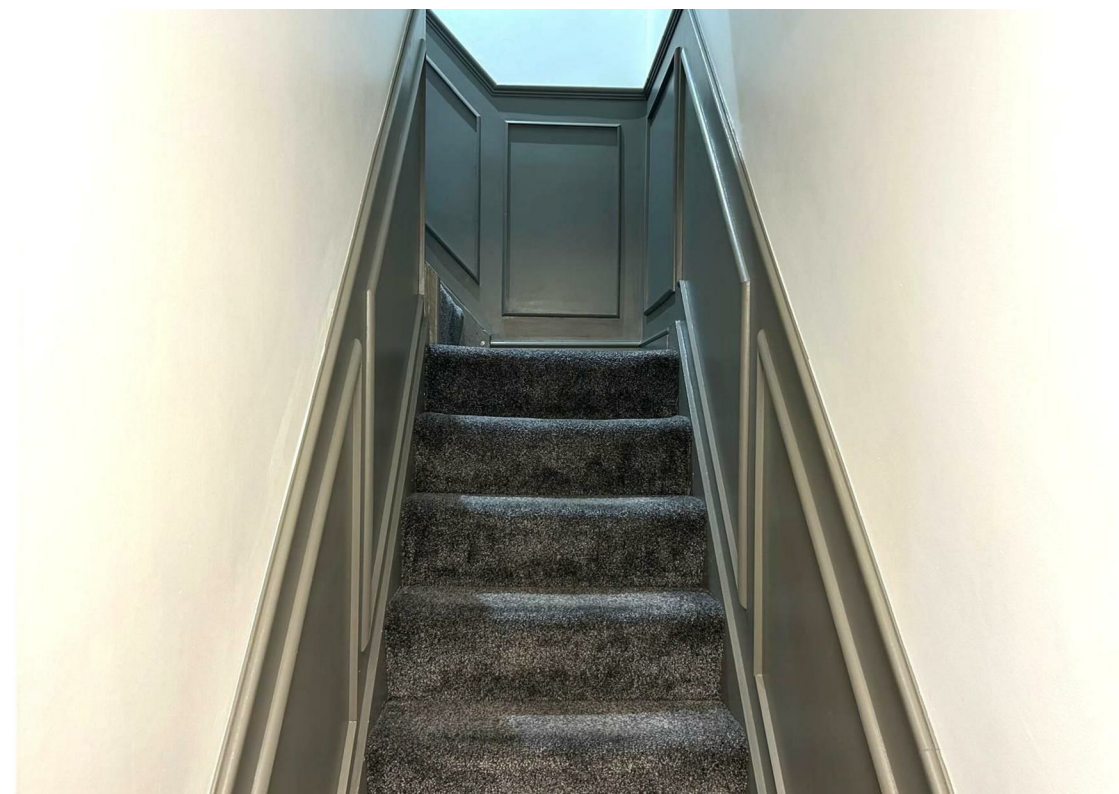
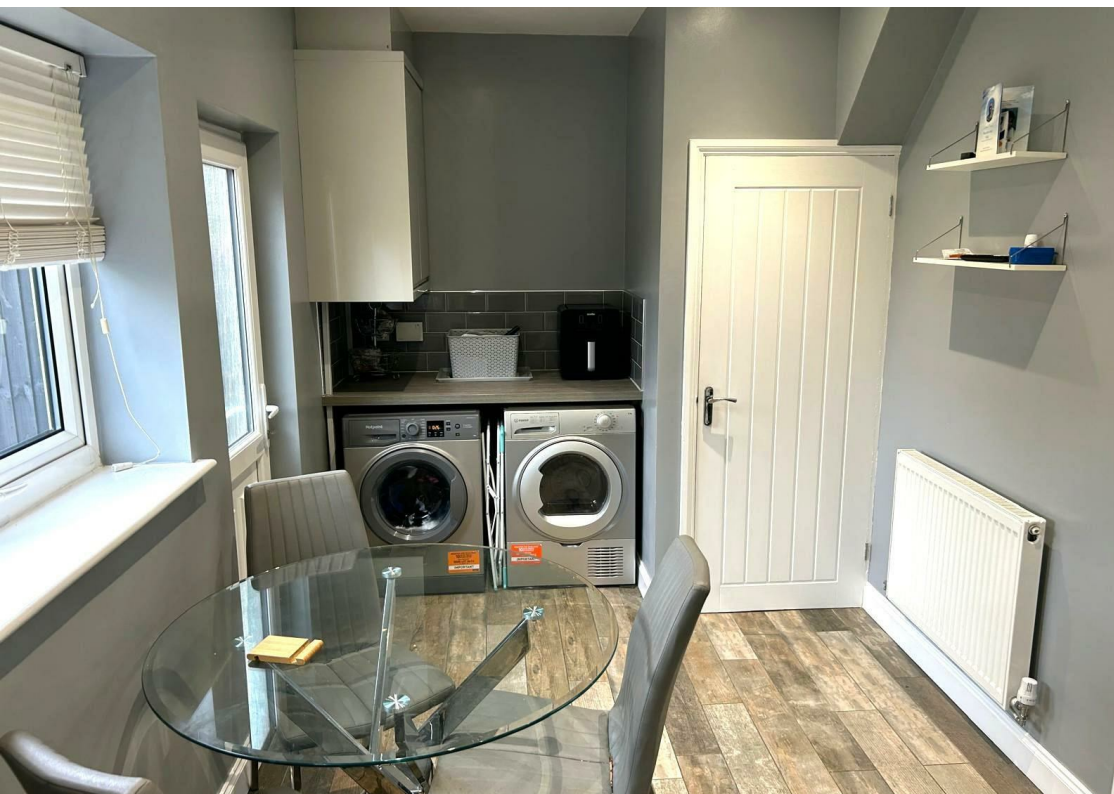
The property briefly comprises of; Entrance Hall, a spacious living room and a recently refurbished kitchen diner fitted with high gloss base and eye-level units and ample room for a dining table.

Upstairs you'll find three well-proportioned bedrooms, each recently decorated and fitted with new carpets and a modern family bathroom featuring a stylish three-piece suite.

Outside, the property offers off-road parking for one vehicles to the front, and to the rear a good-sized garden with patio and lawn area.

The property also benefits Gas Central Heating, UPVC Double Glazing with new composite front door and being located close to local amenities such as schools, shops and transport links and being just minutes from the city centre,

- Mid Town House
- Three Well Proportioned Bedrooms
- Newly Fitted Kitchen and Bathroom
- Low Maintenance Rear Garden
- Close to Local Amenities & Leicester City Centre
- Off Road Parking
- Internet - Standard, Super & Ultra all available. See Ofcom for more details
- EPC Rating - D



Location

Hungarton Boulevard is a residential road in the Humberstone and Hamilton area of east Leicester, around 2.5 to 3 miles from the city centre. The neighbourhood is made up mainly of semi-detached and terraced houses, with a mix of homeowners and renters, making it popular with families and first-time buyers. The area has good access to local amenities including nearby primary schools such as Humberstone Infant Academy, GP practices, small shops and regular bus services connecting to Leicester city centre. Surrounding streets are suburban in character, with some open green spaces nearby and a generally family-oriented community.

Entrance Hall

Lounge

15'7x 11x3 (4.75mx 3.35mx0.91m)

UPVC Double window to the front aspect, radiator, tv and telephone points

Kitchen

18'5 x 7'7 (5.61m x 2.31m)

A range of matching base and eye level units with work surface, stainless steel sink with drainer and mixer tap. Electric oven with separate hob with stainless steel extractor fan over. Tiled splashback, plumbing for washing machine and tiled floor. Access to under stairs storage cupboard, boiler serving domestic heating and hot water, two UPVC double glazed windows and door to the rear aspect.

First Floor

Bedroom One

13'3 x 10'4 (4.04m x 3.15m)

UPVC window to rear aspect, radiator and TV points

Bedroom Two

9'6 x 9'1 (2.90m x 2.77m)

UPVC window to front aspect, radiator and TV points

Bedroom Three

9'6 x 8'3 (2.90m x 2.51m)

UPVC window to front aspect, radiator and TV points

Bathroom

7'8 x 6'6 (2.34m x 1.98m)

Low level WC, Pedestal sink, panel bath with mixer shower over, tiled splashback, heated towel rail. UPVC Window to Rear Aspect

Outside

To the front of the property is off road parking for one car. There is a small lawned around surrounded by a picket fence.

To the rear of the property is a patio around with a lawn, sleeper flowerbed and space for shed.



Floor Plan



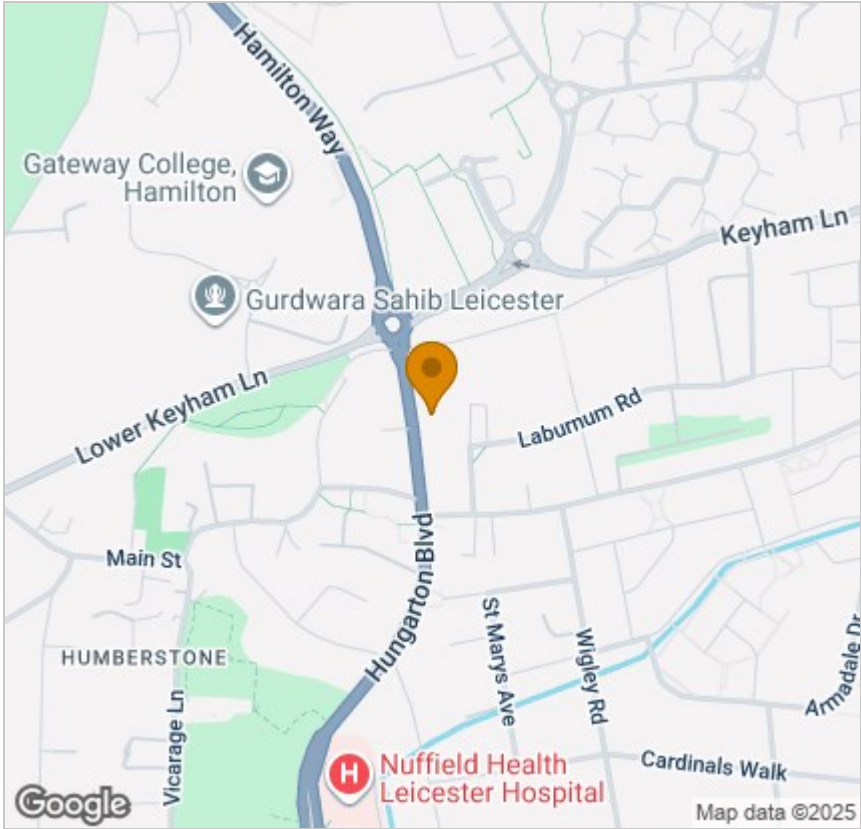
Viewing

Please contact our Wigston Sales Office on 0116 2883872 if you wish to arrange a viewing appointment for this property or require further information.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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Area Map



Energy Efficiency Graph

