

**Hassal Road**

**New Parks, Leicester, LE3 6QU**

**Asking Price: £239,950**



**Oliver Rayns**  
ESTATE AGENTS



- Refurbished End Terraced Property
- Stylish Fitted Kitchen/Diner
- Utility Area and Downstairs WC
- Spacious Living Room
- Three Family Bedrooms
- Contemporary Bathroom Suite & Shower
- Rear Gardens & Driveway
- No Upward Chain

Well-appointed and offering ample living space, this three bedroom end of terrace house presents an excellent opportunity for first-time buyers and young families to create an ideal home, or as an investment.



Located in the popular suburb of New Parks, bordering Glenfield and having been extended, the property has a neutral colour palette with superb wood flooring and bifold doors. With charming kerb appeal and being set back from the main road, the driveway accommodates two to three vehicles bound by a protective low brick wall.

Upon entry through an elegant entrance hall with carpeted stairs to the first floor ahead of you, the double-aspect reception room sits on the left of the property overlooking the front and rear. Extending from the hall through to the impressive kitchen/dining room with wood style flooring, adding warmth throughout the living space.

Exiting off the hall is the fabulous kitchen with stunning wood effect work surfaces below and above which are a range of base units. A combination of an electric oven, a halogen hob and an extractor hood takes a central position while the sink looks out over the front window and there is space for a dishwasher. An arch opens to the dining room, which is complemented by double-glazed bi-fold doors at the rear displaying views over the landscaped garden, welcoming the outside in and allowing light to flow through.

To one side of the dining room is the utility room, which provides access to the downstairs cloakroom with a white two-piece suite, and a part-glazed door opens into the side access.

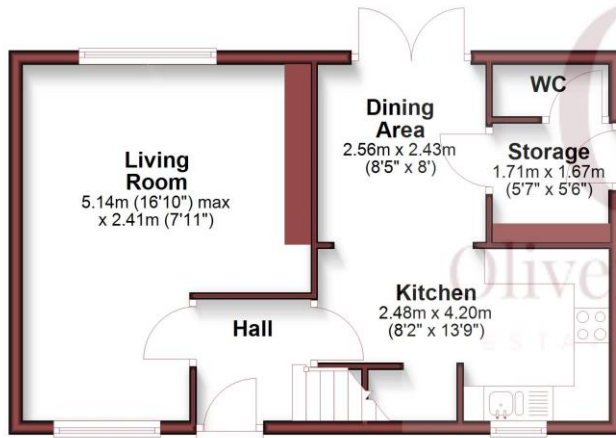
A first-floor galleried landing opens to three well-appointed double bedrooms and a fabulous white, part-tiled three-piece family bathroom incorporating a shower over the bath and a glass shower screen. The main bedroom features fitted wardrobes with sliding doors while the two remaining bedrooms have ample space for freestanding furniture.





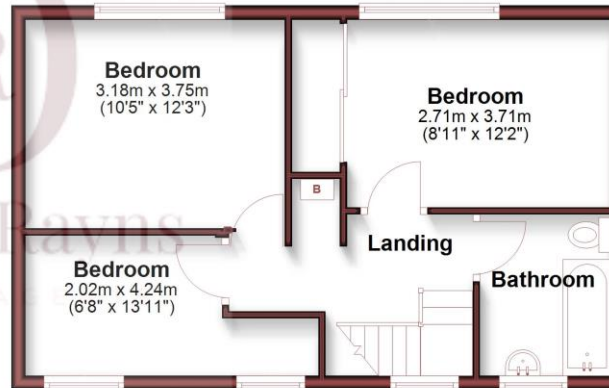
### Ground Floor

Approx. 43.8 sq. metres (471.8 sq. feet)



### First Floor

Approx. 39.1 sq. metres (421.0 sq. feet)



Total area: approx. 82.9 sq. metres (892.8 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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 illustration purposes only and should be used as such by any prospective buyer. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. All measurements include garages and outbuildings.  
Plan produced using PlanUp.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		77
(55-68) <b>D</b>		
(39-54) <b>E</b>	46	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

**Oliver Rayns**

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