

# 47 HILDERS ROAD

WESTERN PARK, LEICESTER

JAMES  
SELICKS

SALES LETTINGS SURVEYS MORTGAGES



## 47 Hilders Road

Western Park  
Leicester LE3 6HE

A traditional and spacious, four bedroom semi-detached family home, positioned on a quiet road in this ever-popular western suburb.

Porch | entrance hall | dining room | sitting room | sun room | kitchen | utility room | cloakroom | four bedrooms | bathroom | separate WC | driveway | garage | rear gardens | EPC - D

### LOCATION

This quiet road is located just off Glenfield Road, approximately two miles west of Leicester city centre providing convenient access to the professional quarters and mainline train station, with more local facilities found along Hinckley Road, Narborough Road and Braunstone Gate.

### ACCOMMODATION

A double glazed front door with windows to either side leads into a porch with an attractive part stained and leaded glazed inner door with leaded glazed lights either side and above into the spacious entrance hall, which has a picture rail, houses the stairs to the first floor and has a storage cupboard beneath. The dining room has a double glazed bay window to the front, a gas fire, full height built-in display cabinet and ceiling coving. The sitting room has a tiled fireplace with a raised tiled hearth, ceiling coving and glazed double doors leading into the sun room which has a glazed ceiling light, a double glazed picture window overlooking the garden and a further double glazed door to the rear. The kitchen has a range of eye and base level units and drawers, a glazed display cabinet, ample preparation surfaces, a one and a half bowl sink and drainer unit, space and plumbing for a slimline dishwasher, gas cooker point, double glazed window overlooking the rear garden.

A utility room with a double glazed window to the side provides a base level unit with sink and double drainer unit and ample white appliance space. A rear side hallway with a glazed door to the side and further door to the garage houses a boiler cupboard and Glow Worm gas boiler, providing access to a ground floor cloakroom with a WC and wash hand basin.

To the first floor, a spacious landing gives access to the master bedroom with a range of built-in wardrobes, cupboards, dresser and a double glazed bay window to the front. Bedroom two has a double glazed window to the rear, a vanity unit with wash hand basin, a range of fitted wardrobes, cupboards and dresser. Bedroom three has built-in wardrobe and cupboards and a double glazed window to the front. Bedroom four has a double glazed window to the front, built-in wardrobes and a vanity unit with inset wash hand basin. The bathroom houses the airing cupboard and has a three piece suite comprising a corner shower cubicle, panelled bath and pedestal wash hand basin, a heated towel rail and a double glazed window to the side. A separate WC with a double glazed window to the side has a low flush WC.

### OUTSIDE

To the front of the property is a blocked paved driveway behind a brick wall and wrought iron gates providing car standing and giving access to the garage. Gated side access leads to the rear garden which is mainly laid to lawn with a variety of trees and shrubs, fenced boundaries and steps leading up to a patio area.

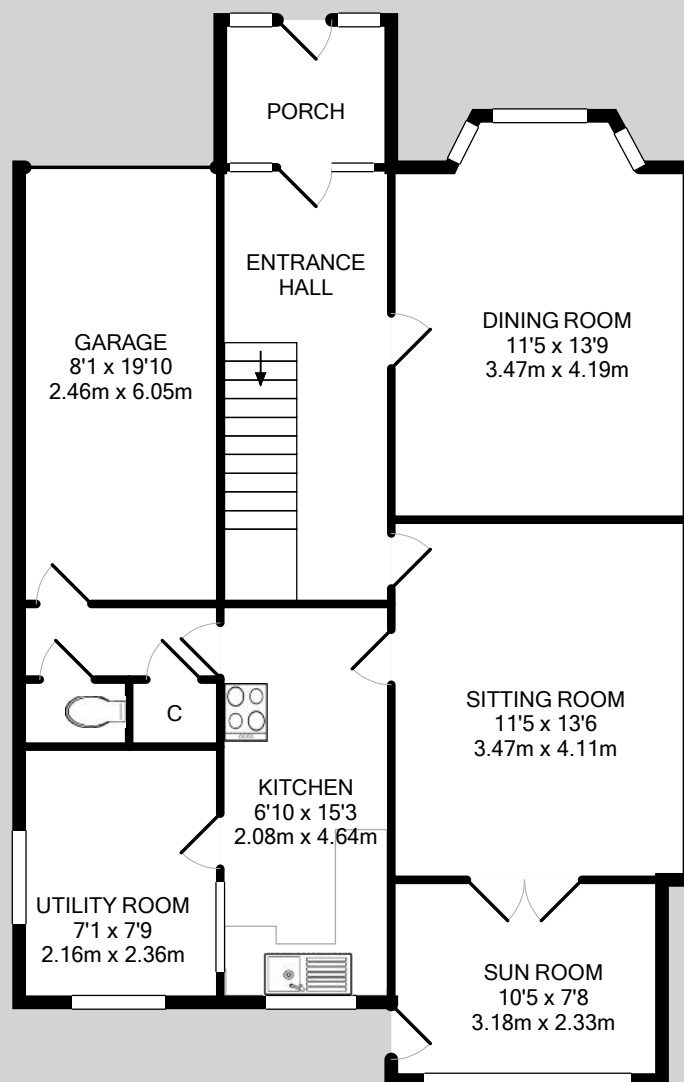
### DIRECTIONAL NOTE

Proceed out of Leicester via the A47 King Richards Road, eventually turning right into Westfield Road and second left into Letchworth Road. Cross over the Glenfield Road junction take the first right hand turn into Hilders Road where the property can be located on the right hand side, as indicated by the Agent's For Sale board.





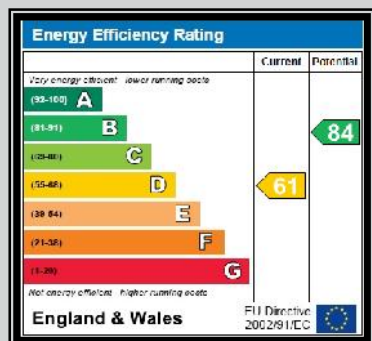
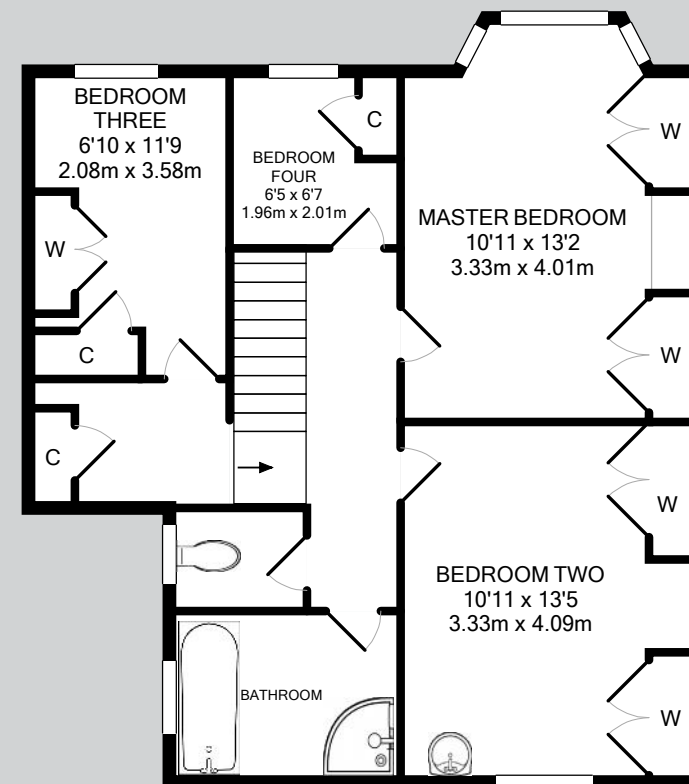




**47 Hilders Road, Western Park, Leicester LE3 6HE**

**Total Approximate Gross Internal Floor Area = 1541 SQ FT / 143 SQ M**

Measurements are approximate.  
Not to scale.  
For illustrative purposes only.



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#### Measurements and Other Information

All measurements are approximate. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

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