



## Isobella Road, Leicester

- DETACHED FOUR BEDROOM HOME
- LIVING ROOM
- DINING ROOM
- FAMILY BATHROOM
- DOWNSTAIRS WC
- SOUGHT AFTER CUL-DE-SAC
- LOUNGE
- KITCHEN AND UTILITY ROOM
- EN-SUITE TO BEDROOM ONE
- ENCLOSED GARDEN

**Offers In Excess Of £370,000**

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# Isobella Road, Leicester

## DESCRIPTION

Hunters are delighted to offer to market this executive style detached family home, that is nestled within a sought after cul-de-sac within the very popular Thorpe Astley residential development.

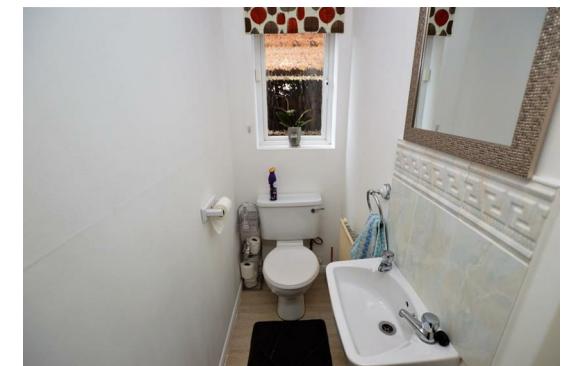
This well presented home comprises of a porch, an entrance hallway with cloakroom, a spacious living room with double doors opening to the open plan fitted kitchen-diner with utility room off, an additional lounge-sitting room and conservatory, which looks over the rear garden.

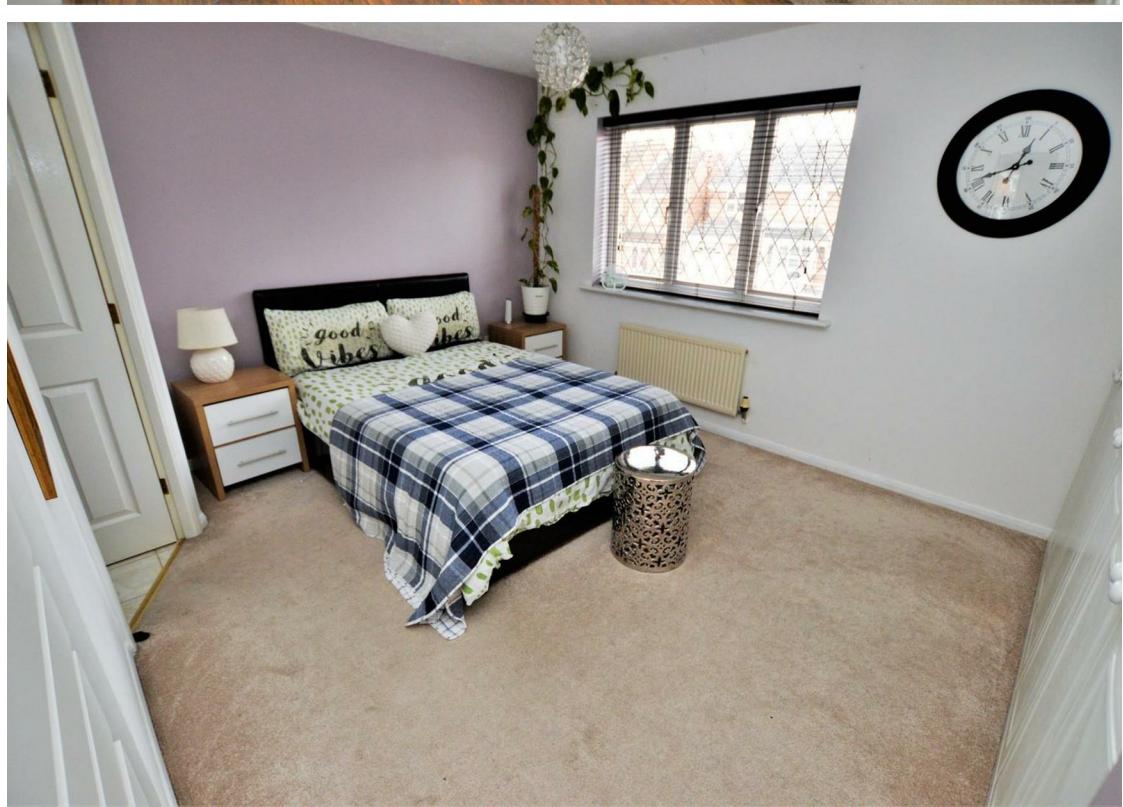
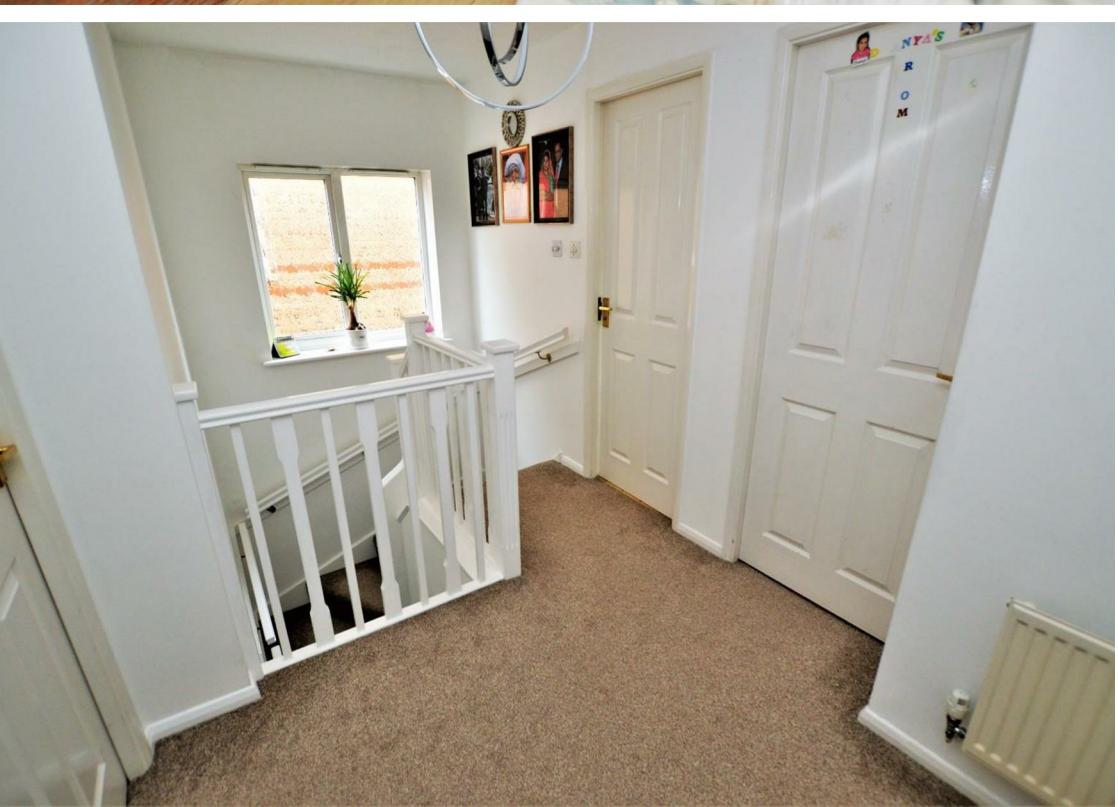
Stairs from the hallway lead up to the first floor where you are presented with four bedrooms with bedroom one having its own private en-suite shower room and a three piece family bathroom suite including a shower over the bath.

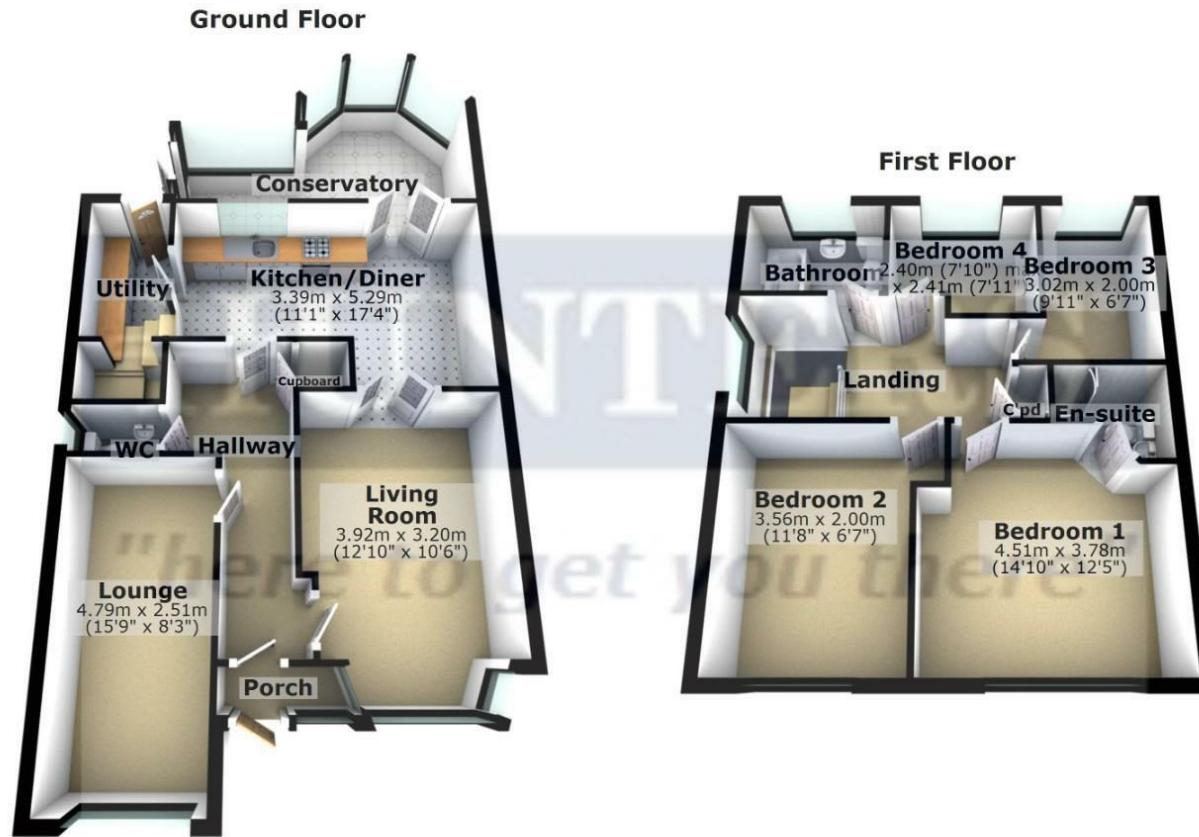
Externally the enclosed rear garden is mainly lawn with decorative stone borders and raised decking seating area, while to the front the driveway provides ample off road parking spaces for the property.

The home is conveniently located for access to the city, Fosse Park and motorways and in our opinion warrants internal viewing to see the presentation and space this home has to offer its next owners.

To find out more about this detached property, call your local Hunters estate agents Wigston on 01163660660 and arrange your viewing.







HUNTERS ESTATE AGENTS WIGSTON While every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms or any other items are approximate and no responsibility is taken for any error, omission or mis-statement. The plan is for illustrative purpose only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Plan produced using PlanUp.

## Viewing

Please contact our Hunters Wigston Office on 0116 366 0660 if you wish to arrange a viewing appointment for this property or require further information.

19 Leicester Road, Wigston, Leicestershire, LE18 1NR  
Tel: 0116 366 0660 Email: [wigston@hunters.com](mailto:wigston@hunters.com) <https://www.hunters.com>



## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B	82	
(69-80)	C		
(55-68)	D	65	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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