



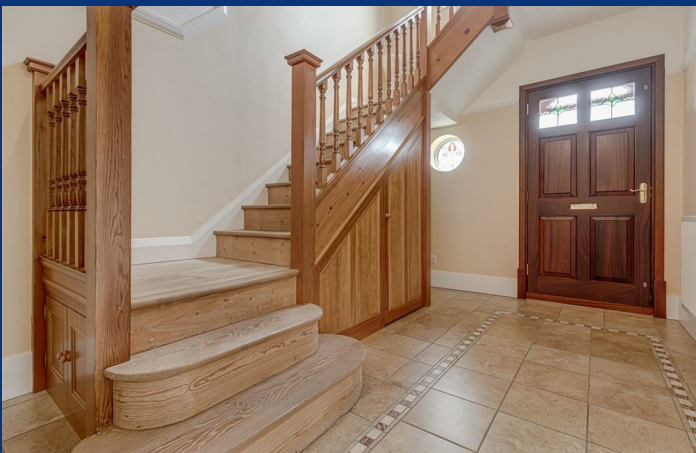
2, WYNFIELD ROAD, WESTERN PARK, LEICESTER, LE3 6GD

PRICE £550,000

ANDREW GRANGER & CO

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A well presented and appointed five bedroomed detached family home situated within the highly desirable and sought after residential area of Western Park.

The family home has been maintained and improved by the current vendors with the benefit of gas fired central heating and UPVC double glazing and the spacious accommodation is approached on the ground floor by an entrance hall, dining room, sitting room, breakfast room, hand made bespoke kitchen with integrated appliances, cloakroom/WC and study and secondary staircase rising to the first floor. Landing with access to loft room, master bedroom with shower cubicle, four further bedrooms, family bathroom and W.C.

To the rear are maintainable private gardens with ample car standing and tandem garage. EPC E.

#### Entrance Hall

Accessed via a traditionally styled front door, UPVC leaded light stained porthole window, radiator, useful under stairs cupboard, cloaks hanging space, tiled floor, cherry wood and pitch pine stairwell leading to first floor accommodation and doors leading to the principle reception rooms.

#### Dining Room 12'11" x 15'4" (3.95 x 4.69)

UPVC leaded light stained porthole windows to side elevation, UPVC double glazed bay window to the front elevation, radiator, porcelain tiled flooring and open archway leading to;

#### Lounge 17'10" x 13'0" (5.45 x 3.97)

Leading from the dining room, UPVC leaded light stained porthole windows, UPVC sealed double glazed bay window

to side elevation, porcelain tiled flooring, and large impressive fireplace with surround.

#### Breakfast Room 10'11" x 10'11" (3.34 x 3.35)

Accessed from the entrance hall, tiled floor, UPVC sealed double glazed french doors giving access to the rear garden and open archway leading to;

#### Kitchen 13'11" x 13'8" (4.26 x 4.18)

A beautiful handmade bespoke kitchen with base and wall mounted units with central island with Corian sink unit incorporating waste disposal unit and mixer tap over and cupboards and draws under and spiral spice holder. Further range of base units with Corian work surfaces over draws and cupboards under, wall mounted eye level cupboards, glazed display cabinets, integrated AEG microwave, oven and dishwasher, Five ring Smeg gas hob with concealed extractor fan over, space for fridge/freezer, plumbing for washing machine and space for tumble dryer space. Tiled floor, wall mounted gas boiler, inset spotlight and hardwood door to front elevation.

#### Inner Lobby

Secondary stairwell leading to first floor, leaded light sealed double glazed door to front aspect and tiled floor.

#### Cloaks /w.c

Comprising low flush w.c

#### Study / Reception Room 15'5" x 9'11" (4.70 x 3.03)

With UPVC double glazed window to the front elevation, large storage recess and radiator.

#### First Floor

#### Master Bedroom 15'7" x 9'8" (4.77 x 2.97)

With radiator, UPVC glazed windows to the front and rear elevations, fitted bedroom wardrobes and tiled shower cubicle with aqualisa shower.

#### Bedroom 2 12'5" x 9'2" (3.78m x 2.79m)

With radiator, UPVC double glazed window to front elevation.

#### Bedroom 3 10'0" x 8'10" (3.05m x 2.69m)

UPVC double glazed window to the front elevation, fitted bedroom wardrobes and radiator.

#### Bedroom 4 11'11" x 12'5" (3.63m x 3.78m)

With radiator, UPVC double glazed window and fitted bedroom wardrobes.

#### Bedroom 5 12'10" x 16'0" (3.91m x 4.88m)

With radiator, UPVC double glazed window and fitted wardrobes.

#### Bathroom

Corner bath with shower attachment over, bidet, pedestal wash hand basin, tiled floor, tiled throughout, lighted mirror, airing cupboard, UPVC sealed double glazed window, inset spotlights, electric shaver point,

#### W.c

Victorian style low level WC, tiled floor, tiled throughout, ornate coving, ceiling rosary, UPVC sealed double glazed window.

#### Loft Room 15'5" x 12'9" (4.70 x 3.90)

Useful attic storage room with eaves storage space and UPVC double glazed window to the front elevation and power and light connected.





### Outside

To the front of the property there is a block paved driveway with low level feature walled frontage providing ample parking and access to the tandem garage with electrically operated up and over door.

A side pathway leads to rear patio seating area and further side gardens with lawn and walled boundary.

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To comply with The Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017 any successful purchaser/purchasers will be asked to provide proof of identity and we will therefore need to take copies of a passport/photo driving licence and a recent utility bill (not more than three months old). We will need this information before Solicitors are instructed.

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### ENERGY PERFORMANCE CERTIFICATE

EPC rating E.

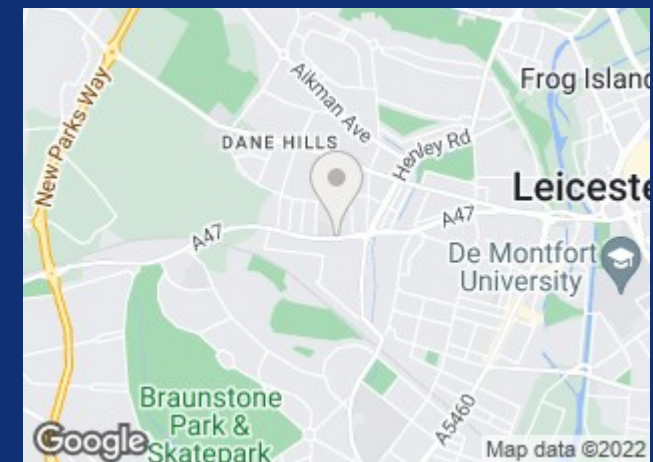
### COUNCIL TAX BAND

Band - E









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