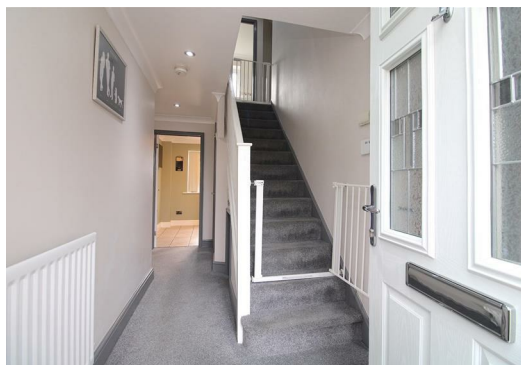
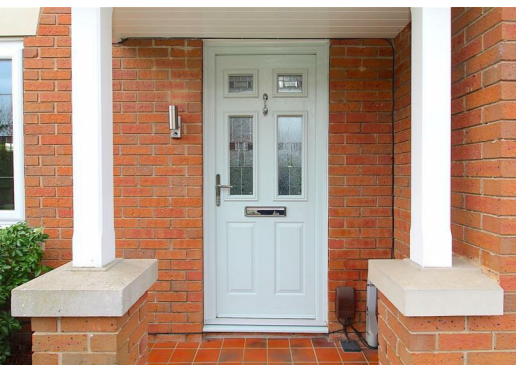




Deanery Crescent,
Leicester, Leicestershire, LE4 2WD
£375,000



Offering a contemporary interior and boasting a garage conversion to provide an additional play room, this four bedroom detached home is a great option for families and is found on Deanery Crescent among a range of lovely four, five and six bedroom detached homes. The gas centrally heated accommodation includes an entrance hall, three reception rooms, wc and a modernised kitchen diner, with the first floor offering four bedrooms, bathroom and ensuite, all set within a plot which offers lawned gardens to both the front and rear as well as a driveway providing off street parking.

Accommodation

Front entrance door opens into the:

Entrance Hall

Presented with carpet flooring, the entrance hall offers a central heating radiator, spotlighting, coving and a staircase rising to the first floor. Doors give access to the majority of the accommodation.

Ground Floor WC

Fitted with a two piece suite comprising a wc and wash hand basin.

Lounge

14'2" x 10'3" (4.32m x 3.12m)

Positioned around a feature fireplace, the primary reception space offers a window to the front elevation, carpet flooring, central heating radiator and open access through to the:

Playroom

10'6" x 8'7" (3.20m x 2.62m)

Perfect for use as a playroom, the second reception room offers double doors to the garden. With a central heating radiator, carpet flooring and coving.

Breakfast Kitchen

9'8" max x 16'3" (2.95m max x 4.95m)

Affording plenty of space for a breakfast table and chairs the kitchen diner boasts views of the garden as well as a contemporary range of units presented with brick effect tiled splash backs, and tiled flooring. Features include an inset 1.5 sink and drainer unit with mixer tap, built in double 'Stoves' oven, gas hob with extractor hood above and space for appliances. With a central heating radiator, rear access door and a door leading to the:

Dining Room

15'2" x 8'0" (4.62m x 2.44m)

Originally the garage, the third reception room is perfect for formal dining occasions. With a bay window to the front elevation, carpet flooring, central heating radiator and coving.

First Floor Landing

Stairs rise to the first floor landing which gives access to four bedrooms and a bathroom having a hatch to the loft and a built in cupboard.

Bedroom One

11'9" x 10'5" (3.58m x 3.18m)

A double room offering a window to the front elevation, central heating radiator, carpet flooring and coving. A door leads to the:

En-suite Shower Room

5'1" x 5'9" (1.55m x 1.75m)

Fitted with a contemporary three piece suite comprising a corner shower enclosure, low level WC and circular wash basin with storage beneath. Presented with contemporary tiling to both the floor and walls, a chrome heated towel rail and obscure glazed window to the front.

Bedroom Two

10'5" x 10'5" (3.18m x 3.18m)

A second double room offering a window to the rear elevation, carpet flooring, central heating radiator and coving.

Bedroom Three

14'9" max x 8'6" (4.50m max x 2.59m)

A third double room featuring a window to the front elevation, carpet flooring, central heating radiator and coving.

Bedroom Four

8'7" x 7'9" (2.62m x 2.36m)

Perfect for use as an office space or nursery offering wood effect flooring and a window to the rear.

Bathroom

5'6" x 6'6" (1.68m x 1.98m)

Fitted with a three piece suite comprising a bath, pedestal wash basin and low level WC, with tiled flooring, partly tiled walls and an obscure glazed window to the rear.

Outside

The property occupies a family friendly position in amongst a desirable range of four, five and six bedroom detached properties with a pleasant street scene including mature hedgerows, mature trees and front lawns. Firstly you are greeted by a tarmac driveway which provides off street parking and gives access to the front door along side a front lawn. There is also a gated access to the fully enclosed rear garden which is again mainly laid to lawn with timber fencing at the perimeter and a paved patio adjacent to the house, perfect for outdoor seating.

Tenure & Council Tax

We understand the property to be freehold with vacant possession upon completion. Leicester City Council - Tax Band D. Please be advised that when a property is sold, local authorities reserve the right to re-calculate the council tax band.

Viewing Arrangements

Viewings are strictly by appointment only.

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In line with current money laundering regulations, prospective buyers will be asked to provide us with photo I.D. (e.g. Passport, driving licence, bus pass etc) and proof of address (e.g. Current utility bill, bank statement etc). We ask for your cooperation in this matter as this information will be required before a sale can be agreed.

Agents Note

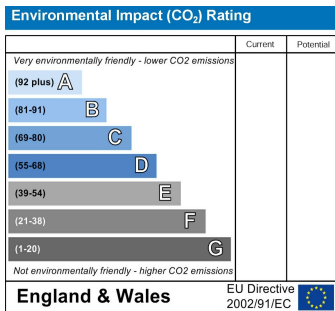
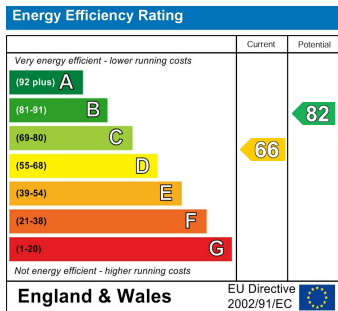
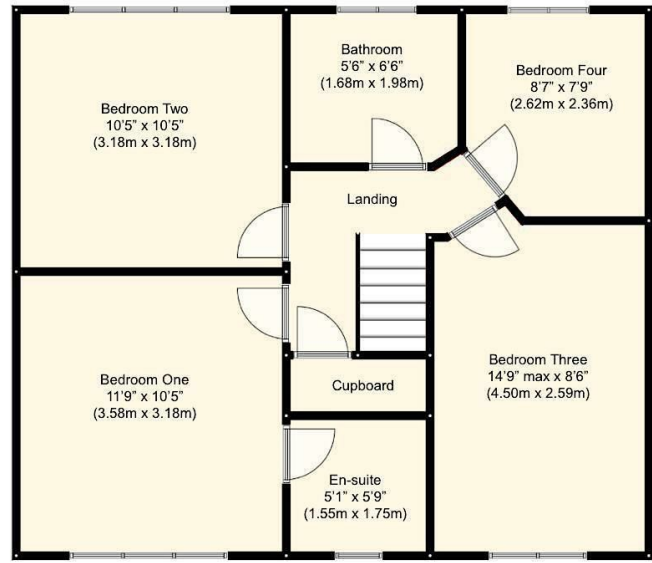
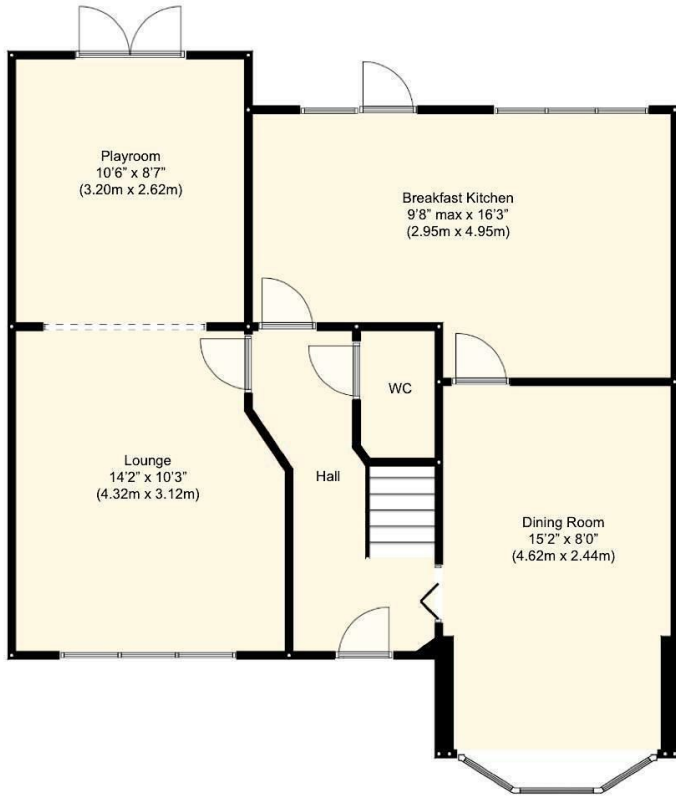
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