



- EXTENDED FIVE BED SEMI-DETACHED HOUSE
- IDEAL FAMILY HOME
- EYE-CATCHING REAR GARDEN
- EN-SUITE TO PRIMARY BEDROOM
- IMMACULATELY PRESENTED
- OFF ROAD PARKING & GARAGE
- CLOSE TO FOSSEBROOK PRIMARY SCHOOL
- COUNCIL TAX BAND - B

Price guide £525,000

<https://www.judgeestateagents.co.uk>



This stunning, extended and immaculately presented five bedroom semi-detached house is located within a desirable location. Making the ideal family home, in brief this lovely house benefits from an Entrance Hall, Living Room, Dining Room, Lounge, Kitchen, First Floor Landing with Four Bedrooms, Shower Room, Jack n Jill En-Suite, Second Floor Landing with the Primary Bedroom and an En-Suite. To the rear there is a landscaped, eye-catching garden with a garden room/building with power and lighting and from the front there is Off Road Parking that leads to an integral Garage. PLEASE VIEW OUR VIRTUAL TOURS FOR MORE DETAIL.

ENTRANCE HALL

There are stairs that lead up towards to the first floor landing, windows to the front aspect, under stairs cupboard and doors that lead to:

LIVING ROOM

14'6 x 11' (4.42m x 3.35m)

Benefiting from a bay fronted window, radiator, power points and a fire with feature surround.

DINING ROOM

12'8 x 10'9 (3.86m x 3.28m)

Having a radiator, power points, archway through to the Kitchen and also access through to:

LOUNGE

18'10 x 8'6 - 8'5 (5.74m x 2.59m - 2.57m)

Benefiting from windows to the rear and side aspects, radiator, power points, radiator, patio doors to the rear garden and a glass lantern.

KITCHEN

15'8 x 7'7 - 6'8 (4.78m x 2.31m - 2.03m)

Having a range of wall and base units with work surfaces, sink with a mixer tap and drainer, range oven, wine fridge, window to the rear aspect, power points and a door to the side aspect.

FIRST FLOOR LANDING

There are stairs leading up to the second floor and doors that lead to:

BEDROOM

14'10 x 11'1 (4.52m x 3.38m)

Benefiting from a bay fronted window, radiator and power points.

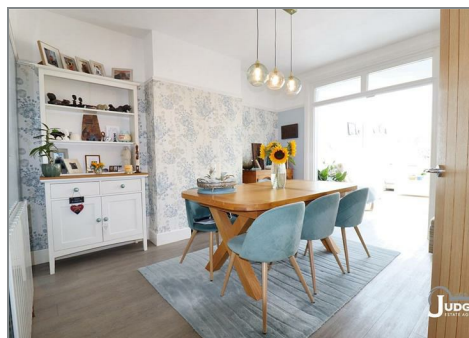
BEDROOM

12'8 x 11'2 - 8'8 (3.86m x 3.40m - 2.64m)

Having a window to the rear aspect, radiator, power points, fitted wardrobes and an airing cupboard.

SHOWER ROOM

Comprising a low level WC, wash hand basin, walk in shower, complimentary tiling, heated towel rail and a window to the rear aspect.





BEDROOM

9'9 x 8'9 (2.97m x 2.67m)

Having windows to the front aspect, radiator, power points, fitted wardrobes and a door that leads to:

JACK 'N' JILL SHOWER ROOM

Comprising a low level WC, wash hand basin, walk in shower, heated towel rail and a window to the side aspect.

BEDROOM

9'8 x 8'4 (2.95m x 2.54m)

Having a window to the rear aspect, radiator, power points and a door that leads to the first floor landing.

SECOND FLOOR

With a Velux window, eaves store and door that leads to:

PRIMARY BEDROOM

17'4 - 12'3 x 11'9 - 8'1 (5.28m - 3.73m x 3.58m - 2.46m)

Benefiting from a window to the rear aspect, radiator, power points, fitted wardrobes and a door to:

EN-SUITE

Comprising a low level WC, wash hand basin, walk in shower, heated towel rail and a window to the rear aspect.

REAR GARDEN

There is a paved patio that leads to an outbuilding with a shed as well as access to the versatile outbuilding (First Room - 8'11 x 7'11 with a window to the side aspect and power points, Second room - 8'2 x 7'11 There are power points). The Garden appreciates gravelled pathways leading to the bottom of the garden whilst enjoying borders home to a number of shrubs, plants and trees. To the bottom there is a Breeze house with power.

PARKING

From the front there is off road parking that leads to:

GARAGE

25' x 8'1 (7.62m x 2.46m)

Benefiting from a roller door, power, lighting, plumbing for a washing machine and a door that leads to the rear garden.

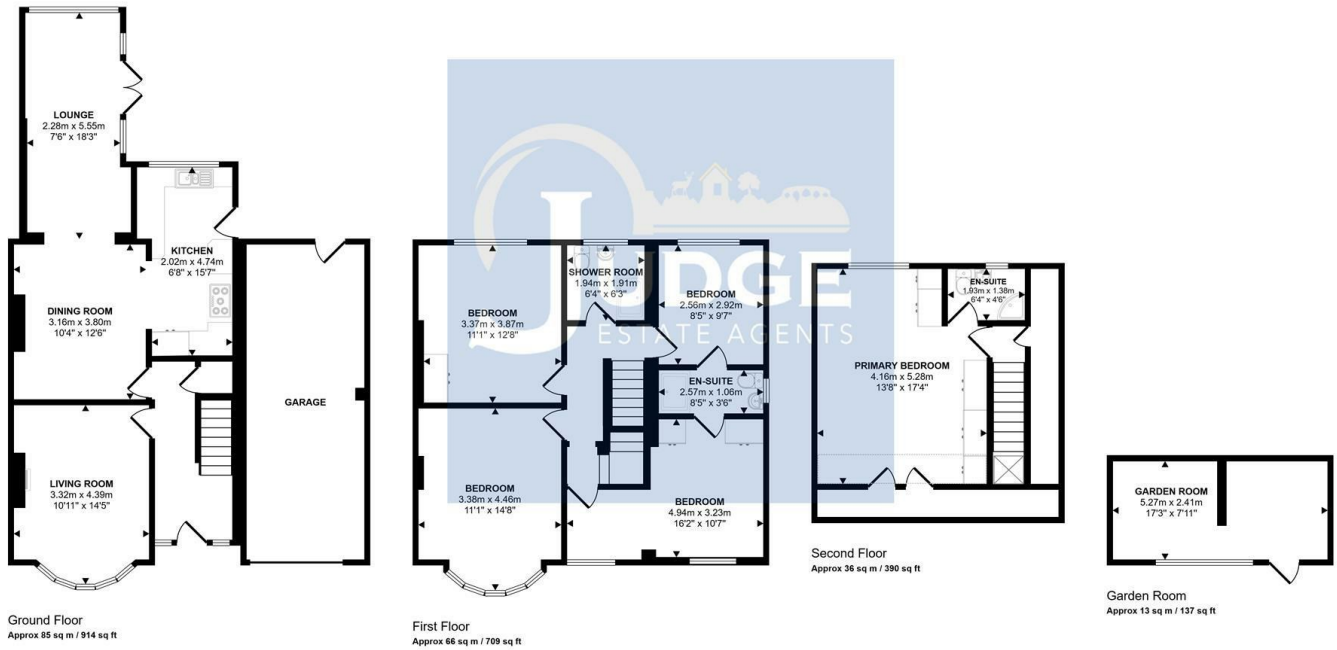
LEICESTER FOREST EAST

Leicester Forest East is located to the west of the Leicester City centre, approached via the A47 Hinckley Road, and is well known for its popularity in terms of convenience for ease of access to the afore-mentioned centre of employment and all excellent amenities therein, as well as the market towns of Hinckley and Market Bosworth, the M1/M69 motorway network for travel north, south and west, the East Midlands and Birmingham International Airports, the Charnwood and New National Forests with their many scenic country walks and golf courses, and the Fosse Park and Meridian shopping, entertainment, retail and business centres.

The combined centres of Leicester Forest East and Kirby Muxloe also offer a fine range of local amenities including shopping for day-to-day needs, schooling for all ages, a wide variety of recreational amenities including a fine eighteen hole parkland golf course at the Kirby Muxloe Golf Club and regular bus services to the centres of Leicester and Hinckley.



Approx Gross Internal Area
200 sq m / 2150 sq ft



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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	