

# phillips george

sales & lettings



**Southfield Close**  
Leicester, , LE8 5UZ

**Offers Over £500,000**

# Property Features

- Open Field Views
- Substantial Ground Floor Extension
- Detached
- Family Home
- Home Office
- Quiet Cul-De-Sac
- Four Bedrooms
- En-Suite To Master
- Garage
- Call To View



## Full Description

### SUMMARY

Immaculate family home which offers as much downstairs living space as a family could ever need. Not only is there a flexible family space but a separate office for all those families who have at least one person working from home. In addition to the excellent living space the location of the property is also outstanding, occupying a quiet cul-de-sac and having open field views. Properties of this calibre aren't frequent visitors to the market. Make sure you don't miss out on this one!

### ENTRANCE HALL

With under stairs storage cupboard, stairs off to the first floor, thermostat, radiator and Karndeian flooring.

### LOUNGE

19' 6" x 11' 3" (5.94m x 3.43m)

With electric fire and fireplace, window to the front elevation and radiator.

### OFFICE

10' 8" x 7' 3" (3.25m x 2.21m)

With window to the front elevation and radiator.

### WC

Comprising wash hand basin, low flush w.c. tiled splash back, extractor fan Karndeian flooring and radiator.

### FAMILY ROOM

26' max x 25' 6" max (7.92m x 7.77m)

With ceiling lantern, folding glass doors to the rear garden, Karndeian flooring with under floor heating, spotlights, window to the front elevation and Velux window to the side elevation.

### KITCHEN/DINER

21' 9" max x 14' max (6.63m x 4.27m)

Comprising base and wall mounted units with complementary work surfaces, sink unit with drainer, built in appliances to include gas hob, double oven, extractor hood, dishwasher, fridge and freezer, Karndeian flooring, spotlights, two windows to the rear elevation, two radiators and window to the side elevation.



#### UTILITY ROOM

6' 5" x 5' 3" (1.96m x 1.6m)

Comprising base and wall mounted units with complementary work surfaces, cupboard housing the boiler, sink unit with drainer, plumbing for washing machine, Karndean flooring and radiator.

#### LANDING

With window to the rear elevation, airing cupboard and access to the loft.

#### MASTER BEDROOM

13' 11" max x 13' 9" max (4.24m x 4.19m)

With built in wardrobes, two windows to the rear elevation and radiator.

#### ENSUITE

6' 2" x 5' 7" (1.88m x 1.7m)

Comprising shower cubicle, wash hand basin, low flush w.c., tiled splash backs, heated towel rail, extractor fan and spotlights.

#### BEDROOM

11' 4" x 10' 5" (3.45m x 3.18m)

With window to the front elevation and radiator.

#### BEDROOM

12' 1" x 7' 7" (3.68m x 2.31m)

With window to the front elevation and radiator.

#### BEDROOM

8' 9" x 7' 8" (2.67m x 2.34m)

With window to the rear elevation and radiator.

#### BATHROOM

9' 1" max x 8' 7" max (2.77m x 2.62m)

Comprising panelled bath, shower cubicle, wash hand basin, low flush w.c., tiled splash backs, extractor fan, spotlights, window to the front elevation and radiator.

#### GARAGE

With an up and over door, courtesy door to the rear garden, light and power.

#### OUTSIDE

The front of the property has a small garden area which is lawned with flower borders. There are driveways to both sides of the property to provide off road parking. The rear garden is mainly laid to lawn with an extensive patio area, outside tap, gated side access and a fenced surround. The property enjoys open views to the rear looking over open countryside.

#### SUMMARY SALES DETAILS

- Price : £550,000
- Council tax band : E



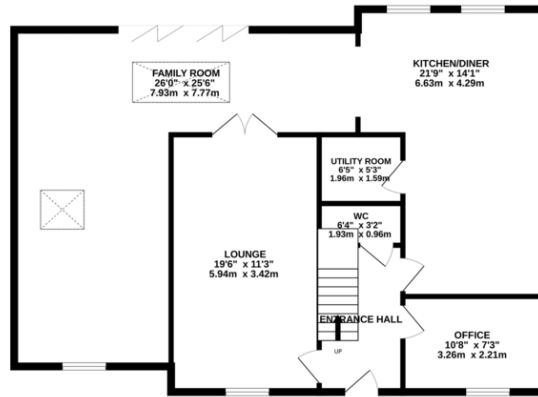
# EPC Rating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>		85	92
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

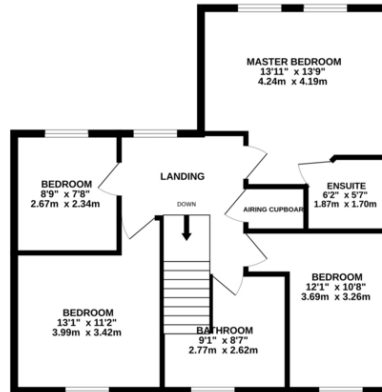


# Floorplan

GROUND FLOOR  
1099 sq.ft. (102.1 sq.m.) approx.



1ST FLOOR  
684 sq.ft. (63.5 sq.m.) approx.



TOTAL FLOOR AREA : 1783 sq.ft. (165.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes 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.  
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