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sales & lettings



Badger Close, Fleckney

Leicester, LE8 8DF

£475,000

Property Features

- Premium Detached Family Home
- Four Bedrooms
- Master Ensuite
- Jack & Jill Ensuite Shower Room
- Hobby / Study Room
- Snug Room
- Well Presented Throughout
- Cul De Sac
- Desirable Location
- Internal Inspection Recommended

Full Description

ENTRANCE HALLWAY

double glazed door to the front elevation, carpeted flooring, storage space under stairs and radiator.

LOUNGE

16' 0" x 11' 0" (4.88m x 3.35m)

Carpeted flooring with a UPVC double glazed box window to the front elevation, radiators, wrought iron fire and feature surround set in a light and spacious reception room.

DINING ROOM

11' 0" x 9' 0" (3.35m x 2.74m)

Carpeted flooring, radiator, UPVC double glazed window to the rear elevation, French door leading to lounge.

STUDY / HOBBY ROOM

10' 7" x 8' 0" (3.23m x 2.44m)

Light and airy reception with carpeted flooring, UPVC double glazed window to the front elevation, radiator, feature wall lighting

SNUG ROOM AND KITCHEN AREA

24' 0" x 13' 2" (7.32m x 4.01m)

Sliding UPVC double glazed doors to the rear elevation leading to garden, UPVC double glazed windows to the rear elevation, carpeted flooring, radiator, storage cupboard, kitchen area with a range of stylish wall and base level units, sink and drainer, Integral oven, hob with extraction over, integral fridge and freezer, plumbing and space for washing machine, roll edge work surfaces, UPVC double glazed windows to the rear elevation, central heating boiler, door to the side elevation leading to garden.

CONSERVATORY

10' 11" x 9' 3" (3.33m x 2.82m)

Of brick and UPVC construction, feature lighting, carpeted flooring, French doors to the side leading to garden.

UTILITY ROOM

15' 3" x 5' 0" (4.65m x 1.52m)

With a range of wall and base level units, roll edged work-surfaces, plumbing and space for washing machine, under counter space for fridge and freezer. Tiling in part, sink and drainer, extraction fan, access to garage.



GROUND FLOOR WC

Comprising a low-level flush WC, wash basin, radiator, extraction fan and tiled splash backs.

LANDING

A galleried landing, carpeted flooring, UPVC double glazed window to the front elevation, loft hatch, radiators, cupboard and storage space.

MASTER BEDROOM

16' 6" x 10' 4" (5.03m x 3.15m)

Carpeted flooring, radiators, UPVC double glazed window to the front and side elevation, walk-in wardrobe with range of storage cupboards and opaque UPVC double glazed window to the rear elevation, radiator.

MASTER ENSUITE

10' 2" x 8' 7" (3.1m x 2.62m)

Comprising a three-piece suite, shower cubicle, low-level flush WC, wash hand basin, tiling in part, radiator, opaque window to the front elevation.

BEDROOM TWO

11' 0" x 9' 0" (3.35m x 2.74m)

Carpeted flooring, UPVC double glazed window to the front elevation, radiator, built-in wardrobe, door leading to Jack and Jill ensuite.

BEDROOM THREE

11' 0" x 9' 0" (3.35m x 2.74m)

UPVC double glazed window to the rear elevation, carpeted flooring, radiator, built-in wardrobe door leading to Jack and Jill ensuite.

BEDROOM FOUR

10' 0" x 6' 5" (3.05m x 1.96m)

Carpeted flooring, UPVC double glazed window to the rear elevation, radiator and built-in wardrobe.

FAMILY BATHROOM

7' 0" x 6' 5" (2.13m x 1.96m)

Comprising a three-piece suite, bath with glass screen and shower over, low-level flush WC, wash hand basin, radiator, tiling in part, opaque UPVC double glazed window to the rear elevation.

ENSUITE SHOWER ROOM

8' 0" x 5' 0" (2.44m x 1.52m)

Jack and Jill ensuite with shower cubicle, low-level flush WC, wash basin, tiling in part, opaque UPVC double glazed window to the side elevation

OUTSIDE

Larger than average landscaped rear garden with shale area and patio with pathway leading to lawn, further sitting area, fenced borders, sheds, a range of shrubs, plants and trees, side gated access leading to driveway providing ample car standing space and access to garage. All set on an imposing and quiet cul-de-sac.

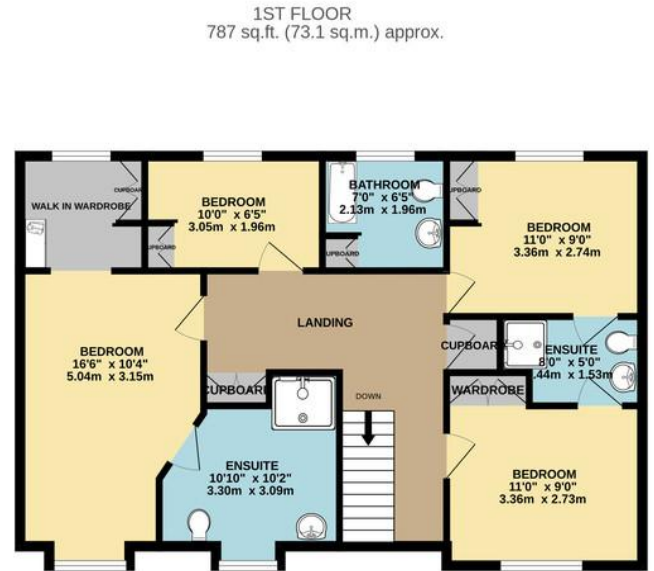


EPC Rating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		83
(69-80)	C	72	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Floorplan



TOTAL FLOOR AREA: 1766 sq.ft. (164.1 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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