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Highcroft Road
Leicester, LE2 4RS

£825,000

Property Features

- Five/Six Bedrooms
- Double Garage
- Four Bathrooms
- Utility/Laundry Room
- Executive Home
- Convenient Location
- Refurbished Throughout
- Three Reception Rooms
- Open Plan Living Kitchen
- Call To View

Full Description

RECEPTION HALL

17' 5" max x 12' 8" max (5.31m x 3.86m)

With storage cupboard housing the boiler and spotlights.

FAMILY ROOM

30' 8" max x 18' 10" max (9.35m x 5.74m)

With stairs off to the first floor and dual aspect log burner.

LOUNGE

22' 9" max x 11' 7" max (6.93m x 3.53m)

With dual aspect log burner, spotlights, coving to the ceiling, window to the side elevation and radiator.

OPEN PLAN LIVING KITCHEN

28' 10" max x 24' 11" (8.79m x 7.59m)

Comprising base and wall mounted units with stone work surfaces, island with breakfast bar, sink unit, built in appliances to include 5 ring induction hob, two ovens, microwave/grill combi, extractor hood, dishwasher and full length fridge and freezer, sky light, bi-fold doors to the rear garden, picture windows to the side elevation, spotlights and three feature radiators.

SPICE KITCHEN

5' 5" x 4' 10" (1.65m x 1.47m)

With base units, 2 ring gas hob, extractor hood and shelving.

UTILITY/LAUNDRY ROOM

12' 7" x 8' 3" max (3.84m x 2.51m)

With base mounted units, storage cupboards, sink unit with drainer, tiled splash backs and plumbing for washing machine.

HOME OFFICE

10' 4" x 8' 3" (3.15m x 2.51m)

With window to the rear elevation.

WC

7' 9" x 2' 11" (2.36m x 0.89m)

Comprising vanity wash hand basin, low flush w.c., tiled splash backs, extractor fan, spotlights and window to the front elevation.

DOUBLE GARAGE

17' 4" x 16' 1" (5.28m x 4.9m)

With electric roller door, light, power and courtesy door to the main residence.

LANDING

With two windows to the front elevation and stairs off to the second floor.



MASTER BEDROOM

18' 5" x 11' 7" (5.61m x 3.53m)

With patio doors and picture window to the rear elevation, spotlights and radiator.

WALK IN WARDROBE

11' 7" x 3' 9" (3.53m x 1.14m)

With clothing storage.

ENSUITE

7' 3" max x 6' 8" max (2.21m x 2.03m)

Comprising shower cubicle, double vanity sink, low flush w.c., extractor, tiled splash backs, heated towel rail and window to the side elevation.

BEDROOM

29' 9" x 5' 6" head height (9.07m x 1.68m)

With two Velux windows to the side elevation, windows to the front and rear elevation and radiator.

ENSUITE

8' 7" max x 6' 2" max (2.62m x 1.88m)

Comprising shower cubicle, vanity wash hand basin, low flush w.c., tiled splash backs, extractor fan, spotlights and radiator.

BEDROOM

22' 1" x 12' 1" (6.73m x 3.68m)

With built in clothing storage area, two windows to the side elevation, two radiators and spotlights.

BEDROOM

8' 7" x 7' 3" (2.62m x 2.21m)

With patio doors to the front elevation with a Juliet balcony, coving to the ceiling and radiator.

BATHROOM

9' 6" x 6' 11" (2.9m x 2.11m)

Comprising free standing bath, shower cubicle, vanity wash hand basin, tiled splash backs, shaver point, extractor fan, heated towel rail and window to the side elevation.

BEDROOM/SITTING ROOM

21' 9" x 5' 10" head height (6.63m x 1.78m)

With four Velux windows to the side elevation and storage in the eaves.

BEDROOM

11' 7" x 5' 10" head height (3.53m x 1.78m)

With window to the rear elevation, Velux window to the side elevation and two radiators.

SHOWER ROOM

6' 8" x 5' 10" head height (2.03m x 1.78m)

Comprising shower cubicle, wash hand basin, low flush w.c., tiled splash backs, extractor fan, heated towel rail, spotlights and Velux window to the side elevation.

OUTSIDE

The front of the property is paved which provides ample off road parking. The rear garden is landscaped and mainly laid to lawn with patio area, well stocked and mature flower borders, gated side access and a fenced surround. At the bottom of the garden is a summer house which could easily be converted in to a gym space or home working area. There is also storage via garden sheds.

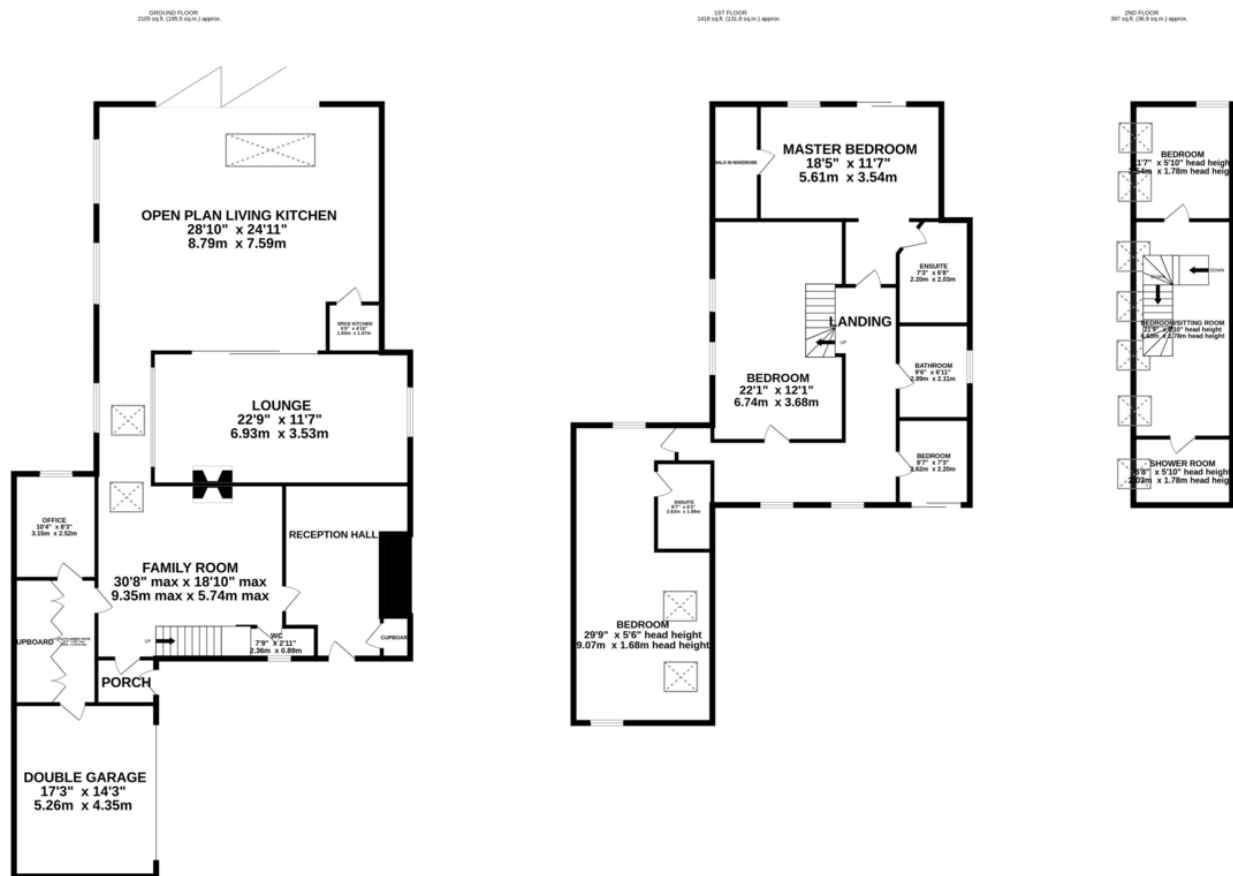


EPC Rating

EPC to follow



Floorplan



TOTAL FLOOR AREA : 3920 sq.ft. (364.2 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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