



FOR SALE

£550,000

5 Bed Semi-Detached House in Gwendolen Road, Leicester, LE5 5FH



PROPERTY FEATURES

- Extended Family Home
- 2,000sq ft Approx. of Accommodation
- Multiple Reception Rooms
- High End Fixtures & Fittings
- Annexe Building
- Five Bedrooms
- Two Bathrooms
- Landscaped Garden
- Off Road Parking
- Close To Amenities & Place Of Worship

FULL DESCRIPTION

SUMMARY

A substantial and extended, four reception room, five bedroom family home situated on a large plot boasting accommodation of 2,000sq ft approx. with the addition of a self-contained annexe building, being well placed for amenities, schools and place of worship. The property benefits from high end fixtures and fittings, spacious proportions and flexible living accommodation providing ample space for family, friends and entertaining. The property briefly comprises: Entrance hall, sitting room, a further reception room, a large open plan kitchen/living/dining area, family room, pantry/utility room, downstairs bathroom, five bedrooms and shower room. Outside there is off road parking to the front, a large landscaped rear garden, outdoor kitchen, annexe building and store room.

ENTRANCE HALL

Accessed via a composite double glazed front door. Doors off to: Sitting room, second reception room, downstairs bathroom and kitchen area. LED spotlights. Solid wooden staircase with glazed panels, built-in storage and an under stairs cupboard. Radiator.

SITTING ROOM

11'1" x 10'9" (3.38m x 3.28m) UPVC double glazed bay window to front aspect. LED spotlighting. Double doors leading through to: Second reception room. Inset 'Jacaranda' carpet with stone tiled border. Telephone point. Radiator.

RECEPTION ROOM TWO

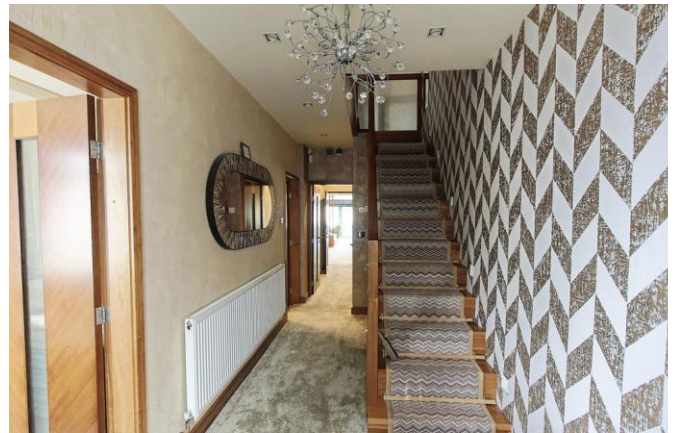
LED spotlighting. Built-in bespoke cabinetry. Inset 'Jacaranda' carpet with stone tiled border. Double sided gas feature fireplace.

KITCHEN/DINING/LIVING

27'9" x 15'1" (8.46m x 4.6m) A large and spacious open plan space comprising of a lounge area, extensive breakfast bar and kitchen area with an opening leading through to the family room. The lounge area has LED spotlighting, a TV point for a wall mounted TV and underfloor heating.

KITCHEN AREA

The kitchen area has a selection of fitted base and full height units with a 'Corian' waterfall edge worktop over, breakfast bar and inset stainless steel sink. There are an extensive range of cooking appliances, industrial extractor, an integral dishwasher and space for a large 'American' style fridge/freezer. The kitchen area is completed with a large ceiling lantern, window out to the rear aspect and LED spotlighting.



Phillips George



FAMILY ROOM

21'4" x 10'9" (6.5m x 3.28m) Tri-folding doors out to: Rear garden. UPVC double glazed windows to rear and side aspects. UPVC double glazed door out to: Side area/outdoor covered kitchen. Ceiling lantern. LED spotlighting. TV point for a wall mounted TV. Underfloor heating.

PANTRY/UTILITY

15'8" x 8'9" (4.78m x 2.67m) Having a selection of fitted base and full height cabinetry, gas top cooker and sink. UPVC double doors out to: Carport/driveway area. Stone wall and floor tiling. Access to under stairs storage cupboard and 'megaflow' hot water tanks system.

DOWNSTAIRS BATHROOM

8'11" x 7'3" (2.72m x 2.21m) The luxurious downstairs bathroom comprises: Spa bath with 'Jerusalem stone edging, double sink vanity and low level WC. LED spotlighting. Heated mirrors to bath and sink areas. Feature 'Jerusalem stone' to walls and floors. Underfloor heating.

LANDING

Doors off to: Bedrooms and shower room. Loft hatch access.

BEDROOM ONE

12'5" x 10'7" (3.78m x 3.23m) UPVC double glazed window to rear aspect. A selection of fitted wardrobes and dressing table. Wall mounted aircon unit. TV point.

BEDROOM TWO

11'4" x 9'8" (3.45m x 2.95m) UPVC double glazed window to rear aspect. A selection of fitted wardrobes, desk and over head storage. Wall mounted aircon unit. TV point. Radiator.

BEDROOM THREE

11'5" x 9'2" (3.48m x 2.79m) UPVC double glazed window to front aspect. A selection of fitted wardrobes, desk and over head storage. Radiator.

BEDROOM FOUR

10'9" x 10'7" (3.28m x 3.23m) UPVC double glazed bay window to front aspect. A selection of fitted wardrobes and dressing table. Radiator.

BEDROOM FIVE

7'4" x 6'7" (2.24m x 2.01m) UPVC double glazed window to front aspect. A selection of fitted wardrobes and wall mounted storage. Radiator.

SHOWER ROOM

5'7" x 5'2" (1.7m x 1.57m) Comprising: Shower enclosure with spa jets and rainfall shower head, vanity unit with sink over and a low level WC. UPVC double glazed window to rear aspect. Feature wall and floor tiling.

OUTSIDE

The property benefits from a large plot having a block paved driveway to the front with a carport providing off road parking. To the rear is the generous and private landscaped rear garden with a porcelain tiled paved patio, covered outdoor kitchen area, artificial lawn, raised rendered planting beds and pathways leading to the annexe area.

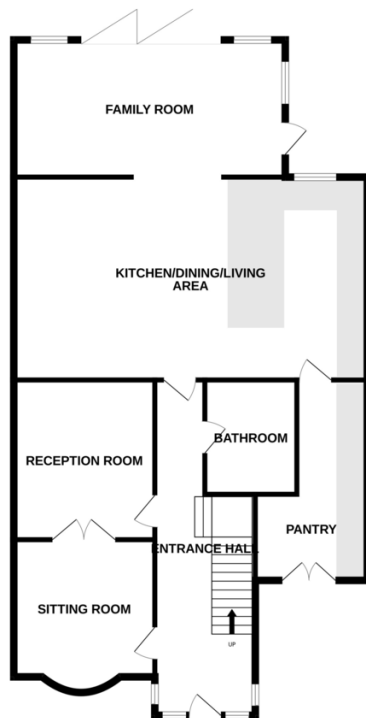
ANNEXE

Located to the rear of the garden this generously sized rendered building has UPVC double glazed doors and is fully insulated with power and light, plus an attached store room. There is porcelain tiled patio area with raised planter and established planting.

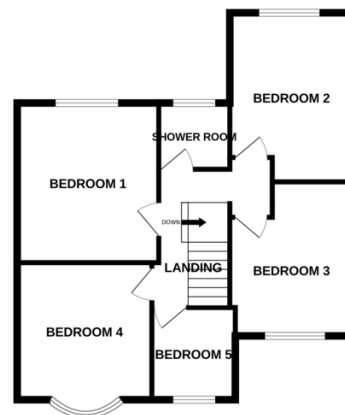




GROUND FLOOR
1278 sq.ft. (118.7 sq.m.) approx.



1ST FLOOR
640 sq.ft. (59.5 sq.m.) approx.



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

