

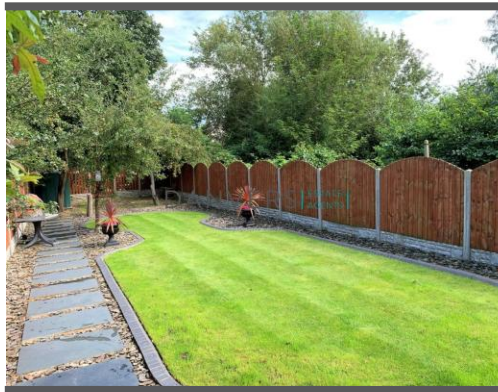


Wyngate Drive | Leicester | LE3 OUT

Stunning extended Three bedroom Semi Detached Home for sale in this very popular residential area of Leicester. The very spacious accommodation comprises, Entrance Hall, Lounge, Study, Store Room, Play Room, Dining Room, Shower Room, Kitchen, Landing, Three Bedrooms and Family Bathroom. Outside there is off road parking to the front and to the rear there is a large modern landscaped garden. This recently refurbished property has been modernised to the highest standard but is still packed full of character throughout and presents superb living accommodation, ideal for the growing family.

Offers In Excess Of £250,000

- SEMI DETACHED HOUSE
- THREE BEDROOMS
- LARGE SPACIOUS FAMILY HOME
- MODERNISED THROUGHOUT



Property Description

ENTRANCE HALL

What an entrance ! Walking through the arched uPVC door to the front aspect into this nice size hallway with the most amazing floor you have seen, the effort and time it would have taken is worth the house price on its own. With stairs then rising to the first floor, under stairs storage cupboard, doors through to the Storage Room, Study and Lounge.

STUDY

Small space perfect to fit a computer desk or reading/quiet room, there are ample plugs leading with a door leading through to the Playroom.

PLAYROOM

11' 03" x 10' 01" into Bay (3.43m x 3.07m) Good size room with large bay window to the front aspect, plug sockets, small sink with water supply and this room has been previously used as a work from home business so could be easily converted to whatever you required it to be.

LOUNGE

13' 08" x 11' 03" (4.17m x 3.43m) Large modern lounge with plug sockets, TV aerial socket and sliding patio doors to the extended dining room.

STORAGE ROOM

Ideal room to be used for storage or could be converted to whatever your requirements are. There is storage under the stairs, plug sockets, and door leading to the side passage.

DINING ROOM

13' 05" x 11' 03" (4.09m x 3.43m) Modern, light, airy extended dining room with lovely big square tiles to the floor, doors through to the kitchen and shower room then uPVC French doors opening up to this magnificent garden and outside space.

SHOWER ROOM

Modern spacious shower room with low level WC, Wash hand basin, Shower cubicle, tiled floor, radiator and window to side passage.

KITCHEN

12' 03" x 8' 0" (3.73m x 2.44m) Modern kitchen with double glazed window to the rear aspect, ample wall and base units with black worktops over, tiled floor, sink with drainer, pantry style cupboards, integral dish washer, space and plumbing for a washing machine and space for a large range cooker with extractor hood over.

LANDING

Spacious landing decorated to a good standard, double glazed window to the side aspect and doors through to three bedroom and the family bathroom.

BEDROOM ONE

13' 05" x 10' 09" (4.09m x 3.28m) Large double bedroom with modern textured 3D walls, radiator and double glazed window to the rear aspect.

BEDROOM TWO

11' 06" x 13' 10" into Bay (3.51m x 4.22m) Large double bedroom currently having the advantage of large wardrobes, radiator and large double glazed bay window to the front aspect.

BEDROOM THREE

8' 06" x 6' 09" (2.59m x 2.06m) Single bedroom with great decoration, radiator and double glazed window to the front aspect.

BATHROOM

Modern bathroom with amazing slate style hanging sink, low level WC, heated towel rail, tiled walls and floor, double glazed privacy glass window to the rear aspect and the main feature is this extremely large jacuzzi bathtub with separate shower head, ideal for relaxing after a hard day at work.

OUTSIDE

Front

The front of the property is set back off the road has a side gate which leads to the side of the property and has a good size block paved driveway for off road parking.

Rear

The rear garden has been thought about and finished to a high standard with a raised modern patio seating area perfect for those summer nights entertaining. Further down the garden is a beautifully shaped lawn, fenced in either side giving further privacy, there are multiple fruit trees at the rear of the garden and then a gate leading to a good side storage area.

REFERRAL FEES

We believe you may benefit from using the services of one of our recommended solicitors. Should you decide to use their services you should know that we would expect to receive a referral fee from the solicitor.

You are not under any obligation to use the services of any of the recommended providers.



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GROUND FLOOR 730.86 sq. ft.
(67.90 sq. m.)

1ST FLOOR 432.41 sq. ft.
(40.17 sq. m.)



TOTAL FLOOR AREA : 1163.27 sq. ft. (108.07 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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Tenure

Freehold

Council Tax Band

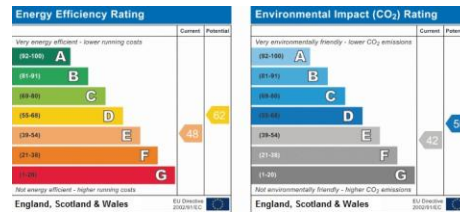
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Viewing Arrangements

Saturday 7th September 2019 10am -12pm

Contact Details

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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