



*Putting great property on the map*

**3 Birch Lane  
Glenfield  
Leicester  
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**Offers in excess of £450,000**



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# READINGS

A stunning former David Wilson show home built to a Holden design, with many upgrades to include a higher specification kitchen and utility, larger conservatory, hard wired sound system with ceiling speakers, air conditioning, upgraded bathroom and en suite to name just a few. This stunning home has to be viewed to fully appreciate the quality of the accommodation on offer.



### Entrance hall

A welcoming hallway, light and airy with a spacious feel as you enter this home, stairs to the first floor.

### Cloaks/WC

Much larger than the norm with a pedestal wash hand basin, low level WC, half height tiling, window to the side and a separate storage cupboard.

### Lounge 17'9" x 12'4" (5.41m x 3.76m)

A great room to retreat to of an evening, there's a UPVC double glazed window to the front, an electric fire with marble surround, radiator two ceiling lights, corner spot lights and hard wired sound system ceiling speakers.

### Study 9'5" x 7'9" (2.87m x 2.36m)

For those working from home this room will be very much appreciated, there's a UPVC double glazed window to the front, a desk, range of walnut fitted units.

### Dining kitchen 20'4" x 15'4" (6.20m x 4.67m)

The real hub of this home is the fabulous dining kitchen which is also open plan to a conservatory to the rear. There are UPVC double glazed window, range of upgraded Symphony wall and base units with plinth lights and further under cupboard lighting, plinth heater, Belfast style 1 ½ ceramic sink and drainer with mixer tap, composite worktops, eye level double oven, 5 ring induction hob with extractor, plumbing for American style fridge freezer, integrated dishwasher, ceiling speakers.

### Conservatory

An excellent additional space to relax, much larger than provided elsewhere by David Wilson on this 'Holden' style home. Carpeted for a cosy feel but with tiles underneath should you wish to alter to something more hard wearing, air conditioning unit.

### Utility room 8'4" x 5'3" (2.54m x 1.60m)

With a range of base and additional wall cupboards, composite worktops, wall mounted Ideal boiler, plumbing for washing machine and space for tumble dryer, Belfast style ceramic sink and drainer, door to the

rear.

### Landing

With a window to the side, loft access, airing cupboard.

### Bedroom one 14'11" x 12'3" (4.55m x 3.73m)

With UPVC double glazed window to the front, bedside cabinets, range of fitted wardrobes, dressing table, air conditioning, radiator, ceiling speakers.

### En suite

Shower cubicle, WC, pedestal wash hand basin, chrome heated towel rail, extractor fan, shaver point, window to the side.

### Bedroom two 14'5" x 10'4" (4.39m x 3.15m)

Another stunning bedroom with a UPVC double glazed window, bedside cabinets, range of fitted wardrobes, dressing table, air conditioning, radiator.

### Bedroom three 13'4" x 9'6" (4.06m x 2.90m)

UPVC double glazed windows to the front, fitted wardrobe, radiator, air conditioning.

### Bedroom four 10'3" x 9'6" (3.12m x 2.90m)

UPVC double glazed window to the rear, fitted wardrobe, radiator, air conditioning.

### Family bathroom

With a panelled bath, separate fully tiled shower cubicle with a rain fall shower, WC, pedestal wash hand basin, chrome heated towel rail, ½ tiling to walls, window to rear.

### Outside

Occupying an excellent plot with a garden to the front, block paved driveway to the side providing car standing for three vehicles plus the garage. There's a gate to the side which gives access to the south facing rear garden with patio area, decking, lawn and shrubs. There is an outside light, tap, two double sockets in rear garden and a single socket in the front.

### Garage

With an up and over door to the front, Velux window, fully plastered and painted, wall lights and a radiator.

### Agents notes

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### Tenure

The property is being sold freehold with Vacant Possession upon completion. FIXTURES AND FITTINGS - All the items mentioned in these sales details are to be included within the purchase price. SERVICES - None of the services, fitting or appliances (if any) heating installations, plumbing or electrical systems have been tested by the selling agents, neither have the telephone or television points.

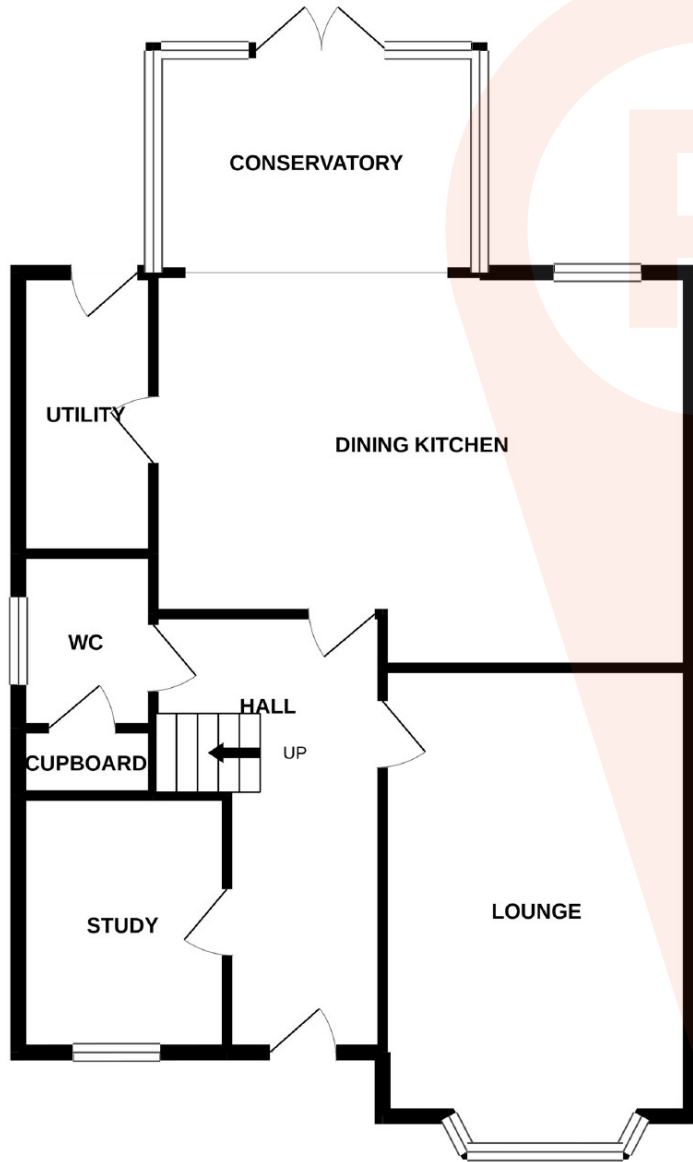
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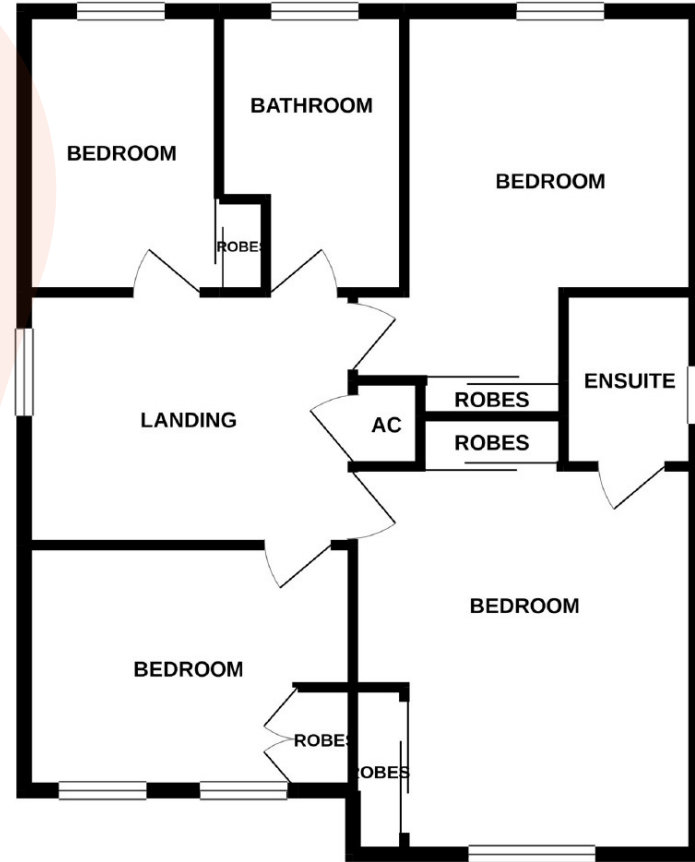




GROUND FLOOR



1ST FLOOR



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