



Kirkwood Close, Leicester Forest East

Leicester, Leicestershire, LE3 3SH

£875 PCM



**NEWTON FALLOWELL PRESENTS A THREE BEDROOM END TERRACE IN
LEICESTER FOREST EAST**

Positioned in the new 'Grangewood Manor' development within close proximity to the motorway network, The plot offers a lawned rear garden with two allocated parking spaces found to the front, plus the contemporary interior includes an entrance hall, lounge diner, downstairs WC, kitchen, landing, three bedrooms and bathroom. Benefiting from gas central heating and double glazed windows throughout.

Accommodation

Front entrance door opens into the;

Entrance Hallway

Presented with tiled flooring, the entrance hallway is presented with neutral decor and offers tiled flooring, central heating radiator, useful storage cupboard and access to all of the downstairs accommodation.

Ground Floor WC

Fitted with a two piece suite comprising a low level wc and wash hand basin, with central heating radiator.

Kitchen

11'3" x 10'1" (3.43m x 3.07m)

Fitted with a modern range of wall mounted and base units with complementary work surfaces over. Features include a built in oven with four ring gas hob over and extractor hood above, integrated dishwasher and washing machine, built in fridge freezer and inset 1.5 sink and drainer unit with mixer tap. Having a central heating radiator, spot lighting and window to the front elevation.

Lounge Diner

12'2" x 15'5" (3.71m x 4.70m)

Offering plenty of space for both formal dining and comfortable sitting, the full width reception room enjoys french doors to the garden. With a central heating radiator and carpet flooring.

First Floor Landing

Giving access to the bedrooms and bathroom, with central heating radiator and carpet flooring.

Master Bedroom

11'2" max x 10'1" max (3.40m max x 3.07m max)

A double room enjoying the use of built in wardrobes, with carpet flooring, central heating radiator and front elevation window. A door leads to the;

En-suite

5'9" x 5'5" (1.75m x 1.65m)

Fitted with a three piece suite comprising a shower cubicle, wash hand basin and wc, with complementary tiling. Having spot lighting, central heating radiator and obscure window to the front elevation.

Bedroom Two

10'8" x 8'6" (3.25m x 2.59m)

A neutrally decorated second room with a window to the rear, central heating radiator and carpet flooring.

Bedroom Three

12'2" x 6'6" (3.71m x 1.98m)

With a window to the rear elevation, carpet flooring and central heating radiator.

Bathroom

6'6" x 5'5" (1.98m x 1.65m)

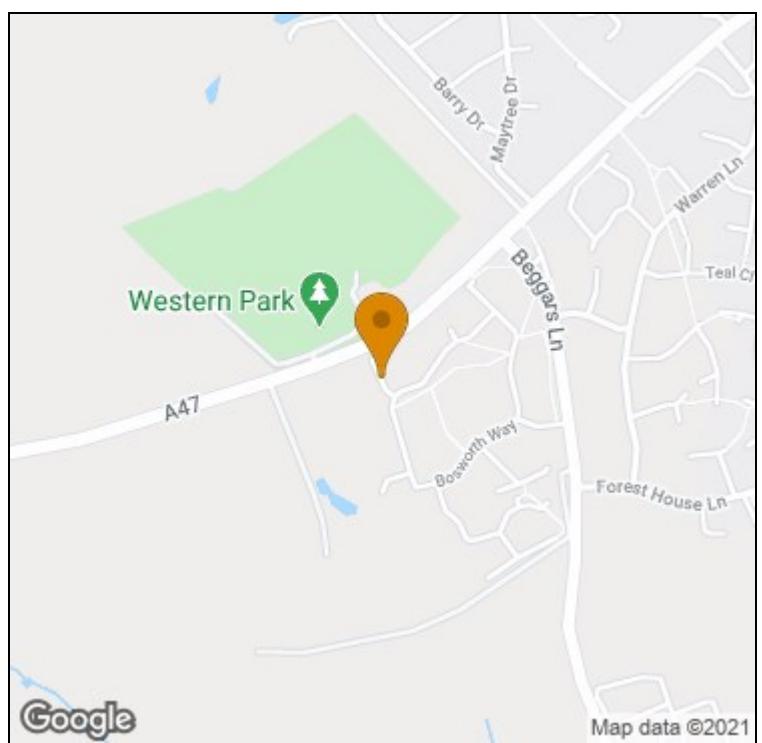
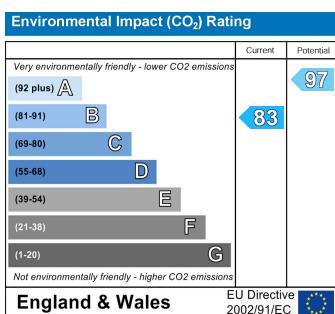
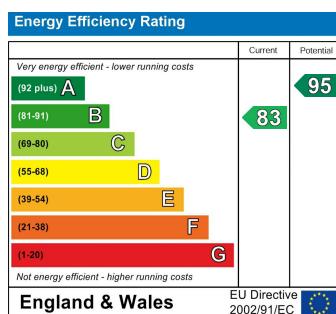
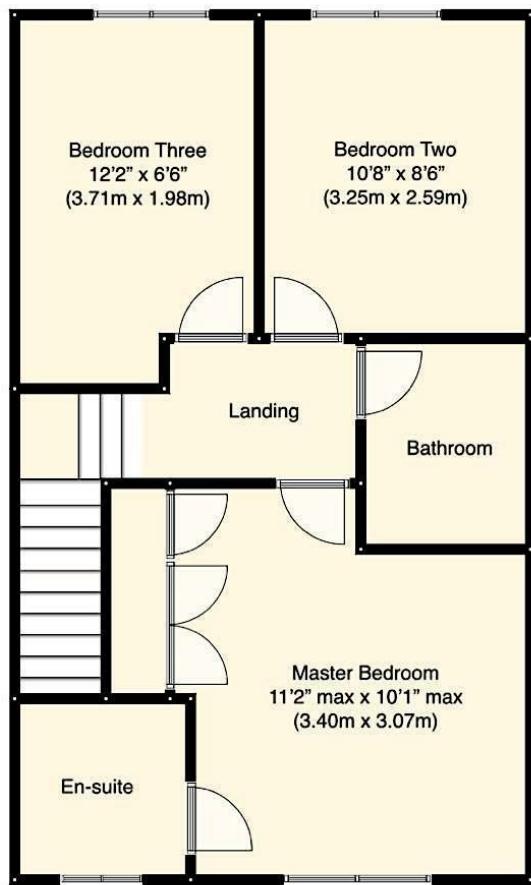
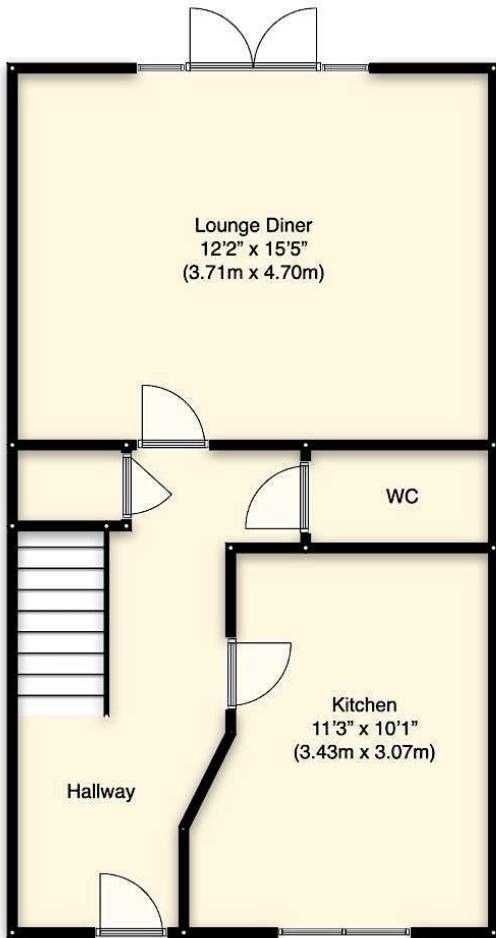
Fitted with a three piece suite comprising a bath with shower unit and screen, wash hand basin and wc, with complementary tiling.

Outside

Enjoying a cul de sac position and enjoying the use of two allocated parking spaces, the plot offers a lawned front garden with gated access to the side leading to the rear where a mainly laid to lawn garden can be found with fencing to boundaries.

To Find The Property

From our office on Hinckley Road in Leicester Forest East, proceed West along Hinckley Road over the M1 bridge. At the traffic lights (located just after Sainsbury's) continue along Hinckley Road. Continue straight at the traffic lights. At the next set of traffic lights turn left onto Beggars Lane. Continue along and turn right onto Bosworth Way and proceed along. Turn right and continue along Bosworth Way. Turn left and proceed along. Follow Bosworth Way around and take an eventual right hand turning onto Kirkwood Close where the property can be located.



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