



 **5**
Bedrooms

 **3**
Bathrooms



Kings are pleased to present this exceptional five bedroom detached house on Edgeley Close, located in the Heathley Park area of Leicester. The property offers sophisticated living with a spacious layout whilst maintaining that homely feel with the ground floor consisting of a large Entrance Hallway, WC, Dining Room, Living Room, Kitchen/Diner with a utility room to round it off. The first floor brings with it five bedrooms including three double bedrooms and two single bedrooms, a separate family bathroom and two en-suites. The property can be found down a Cul-de-sac in the Heathley Park area of Leicester close to the Glenfield area, based off Groby Road within close proximity to local shops, places of worship, major transport links and local schools including English Martyrs.

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As you enter the property you are welcomed by an impressive entrance hallway offering access to the ground floor areas of the property, with a fitted double wardrobe, hardwood flooring and access to a downstairs wc and under stair storage (please note that the carpeted flooring is temporary). The dining room can be found at the front of the property just on the left as you walk in with hardwood flooring and double-glazed windows. As you proceed towards the rear of the property you will find the kitchen/diner with fitted worktops and integrated appliances as well as access to the utility room and sliding door access to the garden. The living area is accessed through an opening from the entrance hall offering spacious living with sliding door access to the extended conservatory with double glazing throughout and a 360 view of the garden.

As you proceed up the stairway you are met by a sizeable landing area giving access to all five bedrooms and the family bathroom. Bedrooms one and three are found at the front of the property with both of them being double bedrooms being located on opposite sides of the landing, also bedroom one is inclusive of an en-suite. The remaining three bedrooms inclusive of one double with an en-suite and two single bedrooms can be found at the rear of the property covering the length of the landing area as well as the tiled family bathroom completing the first-floor area of the property.

This property also benefits from gas central heating, double-glazing throughout, cul-de-sac location, multiple bathrooms, hardwood flooring throughout the ground floor, a double garage, a double driveway, front garden feature, a spacious rear garden and ample storage space. Available by appointment only. Call Kings Now!!!!!! 0116 352 7012.

Property info

Ground Floor

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Dining Room: 3.30m x 3.74m – located at the front of the property found on the left of the entrance hall consisting of hardwood flooring, double-glazed windows and a wall mounted radiator with enough room to fit a large dining table

Living Room: 5.13m x 3.74m – located towards the rear of the property accessed through an opening from the entrance hall consisting of hardwood flooring, a wall mounted radiator and sliding door access to the rear conservatory

Conservatory: 3.80m x 4.51m – rear extended conservatory with 360 view of the garden consisting of hardwood flooring and double-glazing throughout

Kitchen/Diner: 3.24m x 6.76m – located at the rear of the property, consisting of fitted modern worktops with integrated appliances, tiled flooring, and enough room for a dining table with sliding door access to the garden and grants access to the utility room

First Floor

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Bedroom One: 3.61m x 5.27m – double bedroom located at the front of the property consisting of double-glazed windows, fitted double wardrobes, carpeted flooring and en-suite access inclusive of a shower, sink, toilet and double-glazed window

Bedroom Two: 6.03m x 3.03m – double bedroom located at the rear of the property consisting of double-glazed windows, fitted double wardrobes, hardwood flooring and en-suite access inclusive of a shower, sink, toilet and double-glazed window

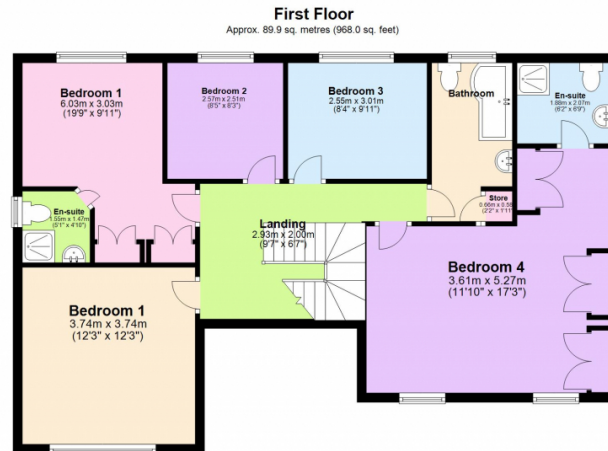
Bedroom Three: 3.74m x 3.74m – double bedroom located at the front of the property consisting of fitted fixtures as well as carpeted flooring and a front facing double-

glazed window

Bedroom Four: 2.55m x 3.01m – single bedroom located at the rear of the property consisting of hardwood flooring, fitted double wardrobe and a double-glazed window

Bedroom Five: 2.57m x 2.51m – single bedroom located at the rear of the property consisting of hardwood flooring and a double-glazed window

Bathroom: 3.49m x 1.85m – tiled family bathroom inclusive of a bath/shower, sink, toilet, double-glazed window and storage cupboard where the boiler is located



Total area: approx. 210.8 sq. metres (2268.6 sq. feet)

