



28 Bosworth Way,
Leicester Forest East,
Leics LE3 3QW





£560,000

GENERAL

An impressive family house on an exceptional plot beautifully positioned down a private drive. No. 28 Bosworth Way is a stylish family home which has been much improved by the present owners. The accommodation briefly includes on the ground floor, an elegant sitting room with French doors opening onto the garden, a snug and living kitchen. On the first floor, there are four bedrooms including a sumptuous master bedroom suite with dressing room, en-suite and juliet balcony, guest bedroom with en-suite, two further bedrooms and a family bathroom. Outside, the owners have cleverly converted the garage into a home office/gym, whilst retaining a storage area to the front. If required this space could be converted back into a double garage.



THE HOUSE

The accommodation is arranged over two floors as follows. Front door opening into the reception hall.

RECEPTION HALL

With tiled floor and understairs storage cupboard.

CLOAKROOM

Low flush lavatory and wash hand basin.

SITTING ROOM

23'8" x 11'10"

An elegant room with French doors opening onto the garden. There is a media wall with recess for a television and a contemporary electric log effect fire underneath. Double doors to the hall and two central heating radiators. (First measurement into bay).

SNUG

12'10" into bay x 12'1"

A lovely room that would also work well as a formal dining room. There is a bay window, and double doors opening into the reception hall. Central heating radiator.

LIVING KITCHEN

19'1" x 13'7"

A wonderful open plan living space with French doors open onto the garden. The kitchen is fitted with a comprehensive range of base and wall cabinets with integrated appliances including a double oven, fridge freezer and four ring hob with extractor over.

UTILITY ROOM

6'7" x 5'10"

With fitted base units incorporating a single drainer sink unit and plumbing for a washing machine. Back door to garden.

ON THE FIRST FLOOR

Stairs rise from the reception hall to the landing.

GALLERIED LANDING

Opening off the landing are doors to the bedrooms and family bathroom.

MASTER BEDROOM SUITE

13'8" x 10'8"

A beautiful light room with French doors opening onto a Juliet balcony that overlooks the garden. Central heating radiator. Opening into the dressing room.

DRESSING ROOM

With mirrored wardrobes running down either side. Door to en-suite.

EN-SUITE

Double sized shower enclosure with rainfall and hand held shower attachment, low flush lavatory, wash hand basin and chrome ladder style towel rail.

GUEST BEDROOM

13' x 12'

Overlooking the garden. Fitted wardrobes with mirrored fronts. Central heating radiator.

EN-SUITE

Shower enclosure, wash hand basin, low flush lavatory.

BEDROOM THREE

11'3" x 9'6"

With fitted wardrobe. Central heating radiator.

BEDROOM FOUR

9'2" x 8'8"

With fitted wardrobe. Central heating radiator

FAMILY BATHROOM

Fashionable suite comprising a panelled bath with shower over, wash hand basin, low flush lavatory, heated towel rail.

HOME OFFICE/GYM

19'7" x 14'8"

The home office / gym has been created with considerable style by the present owners and works well as a home office/gym. There is a wood effect floor and electric heaters. To the front of the gym is a storage area accessed via the two up and over garage doors.

OUTSIDE

The house is approached along a shared private drive leading to an expansive block paved parking area in front of the house. The main garden is to the rear.



GARDEN

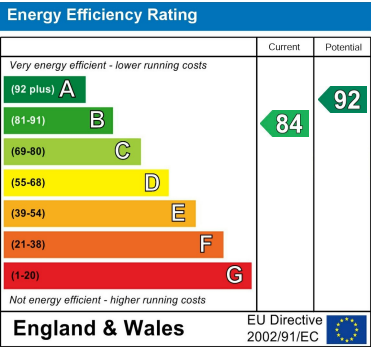
The garden is principally lawned with a gazebo with composite decking adjoining the house, a perfect spot for outdoor dining and entertaining. To the side of the house there is a large sheltered terraced area with raised border running down one side leading to the home office. To the side of the home office is a storage shed which is included in the sale.

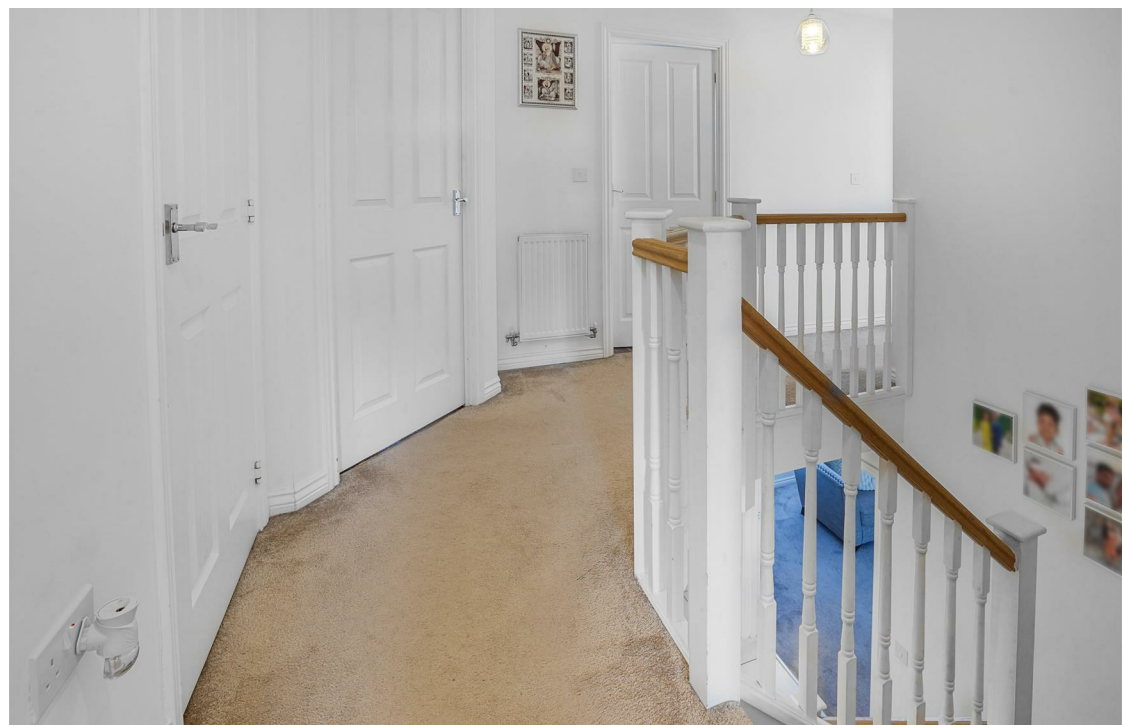
IMPORTANT NOTE

There are two trees to the rear which are subject to a tree preservation order. Also, an annual management fee of £250.00 is payable.

COUNCIL TAX BAND

Blaby DC Council Tax Band F.

















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