

# BILLESDON CLOSE

BRADGATE HEIGHTS, LEICESTER



An immaculately presented, four bedroom detached family home with a double garage located on a quiet cul-de-sac in this popular north-west Leicester suburb.

Reception hall • study • sitting room • breakfast kitchen • dining area • utility • master bedroom • dressing room • en-suite • bedroom two • en-suite • two further bedrooms • bathroom • frontage • driveway • detached double garage • impressive, landscaped rear gardens • EPC - C

#### Location

Billesdon Close is situated on the edge of the Bradgate Heights development, providing excellent access to the M1/M69 motorway networks and associated Fosse Retail Park along the A46 Western bypass, along with being a short distance from Glenfield Hospital and County Hall with good public transport links into the Leicester centre with its professional quarters and mainline railway station.

#### Accommodation

The property is entered via a uPVC double glazed front door with windows either side leading into a reception hall housing a cloaks cupboard, the stairs to first floor and a useful understairs storage cupboard beneath. The front reception room has two uPVC double glazed windows to the front elevation. The study has two uPVC double glazed windows to the front. The sitting room has a feature fireplace with an inset gas living flame effect fire, uPVC double glazed French doors and windows to the rear elevation. The 'L' shaped dining kitchen has a kitchen area with an excellent range of contemporary style eye and base level units and soft-closing drawers, ample preparation surfaces, a one and a quarter bowl stainless steel sink and drainer unit, integrated appliances include an Electrolux dishwasher, fridge-freezer and AEG combination microwave with stainless steel oven under, AEG four-ring hob with tiled splashback and stainless steel extractor fan over, display cabinets, spotlights, tiled flooring, a uPVC double glazed window to the rear and a door to the utility. The dining area has a uPVC double glazed window to the rear elevation, French doors to the side elevation and a further window to the opposite side. A utility room with eye and base level units with worktop and a stainless steel sink and drainer unit provides plumbing for an automatic washing machine, houses the Ideal wall mounted boiler and has a uPVC door to the side elevation.

To the first floor is a galleried landing providing loft access and housing the built-in airing cupboard. The master bedroom has two uPVC double glazed windows to the front elevation, a dressing area with a window to the rear and an excellent range of built-in wardrobes and an en-suite with a uPVC double glazed window to the rear, a double shower cubicle, low flush WC, pedestal wash hand basin, heated chrome towel rail, part tiled walls and tiled floor.

Bedroom two has a uPVC double glazed window to the rear elevation, built-in wardrobes and an en-suite with a window to the side, a double shower cubicle, low flush WC, pedestal wash hand basin, heated chrome towel rail, part tiled walls and tiled floor. Bedroom three has built-in wardrobes and two uPVC double glazed windows to the front. Bedroom four has two uPVC double glazed windows to the front and built-in wardrobes. The family bathroom has a panelled bath, low flush WC, pedestal wash hand basin and a shower cubicle, heated chrome towel rail, part tiled walls, tiled floor and a uPVC double glazed window to the rear elevation.







### Outside

To the front of the property is a pathway leading to the front door flanked by lawned gardens either side and high Laurel hedging providing excellent privacy. To the side of the property is a tarmac driveway providing car standing for two vehicles and leading to a detached double garage with twin up and over doors, power and lights. To the rear of the property are impressive, landscaped rear gardens with several patio entertaining areas, a raised decked area, a shaped lawn, mature flower beds, fully fenced and hedged boundaries.

**Tenure:** Freehold

**Local Authority:** Leicester City Council

**Tax Band:** F

**Conservation Area:** No

**Services:** Offered to the market with all mains services and gas-fired central heating.

**Broadband delivered to the property:** to be confirmed

**Wayleaves, Rights of Way & Covenants:** None known

**Flooding issues in the last 5 years :** None known

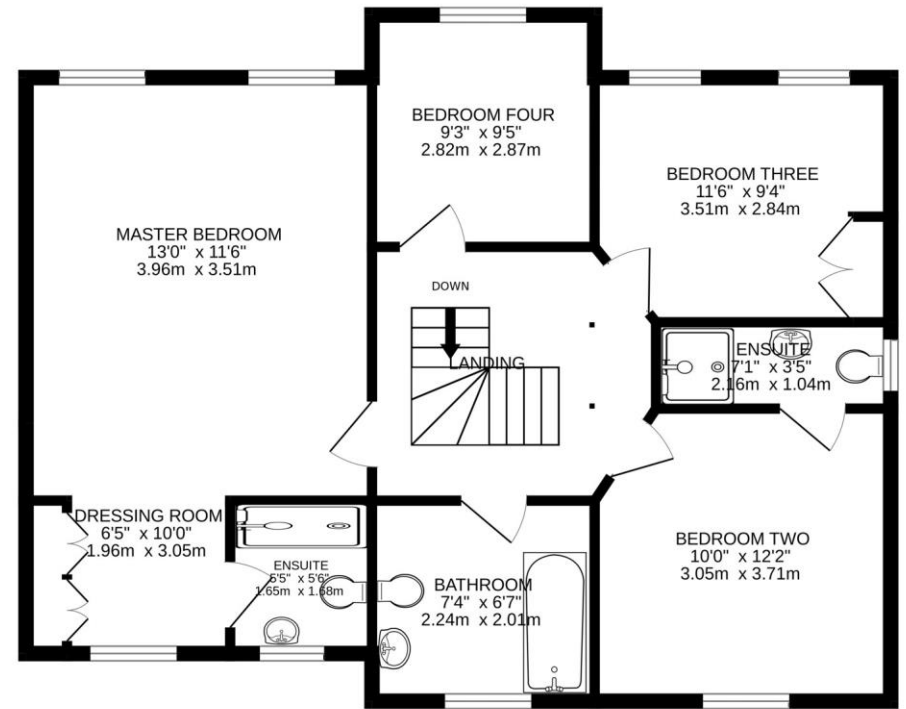
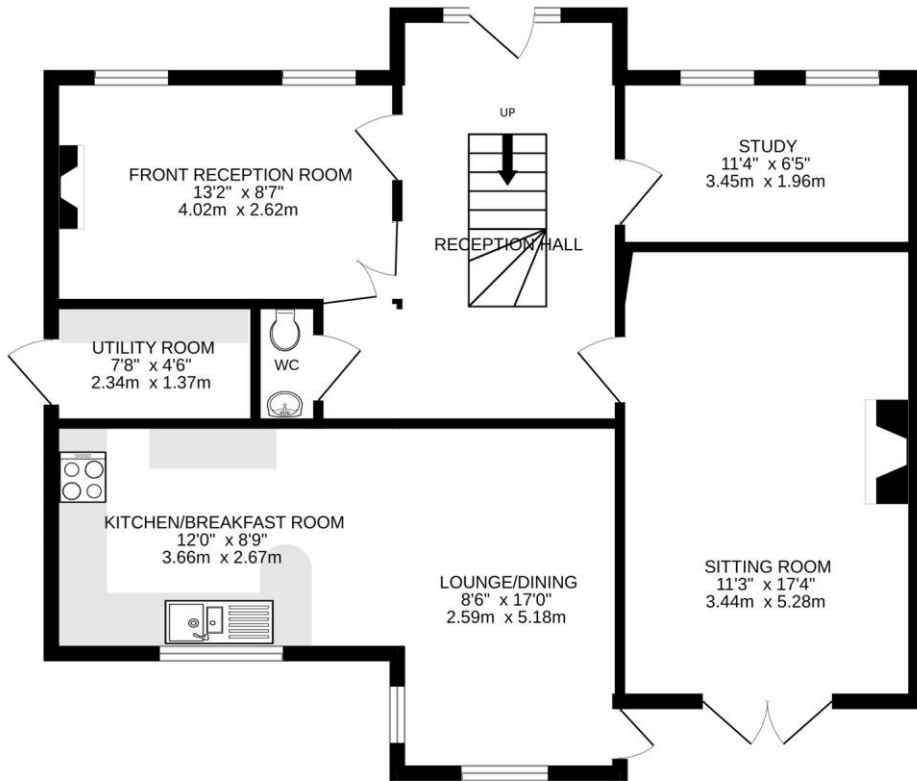
**Accessibility issues:** two-storey property, no accessibility modifications known

**Planning issues:** None known





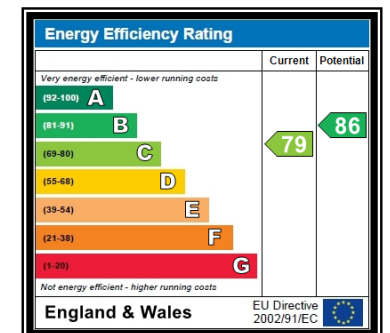




Billesdon Close, Bradgate Heights, Leicester LE3 9SH

Total Approximate Gross Internal Floor Area  
1872 SQ FT / 174 SQ M

Measurements are approximate. Not to scale. For illustrative purposes only.



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#### Measures and Other Information

All measurements are approximate. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.



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