

# THE CROCUS

HORWOOD GARDENS, GARTREE ROAD, LEICESTER, LE2 2FB

JAMES  
SELICKS



Ready to move into, this stunning five-bedroom home combines contemporary design with practical living.

Featuring an expansive open plan kitchen with premium finishes, a family and dining area plus a separate sitting room, this house offers everything needed for comfort, convenience, and style.

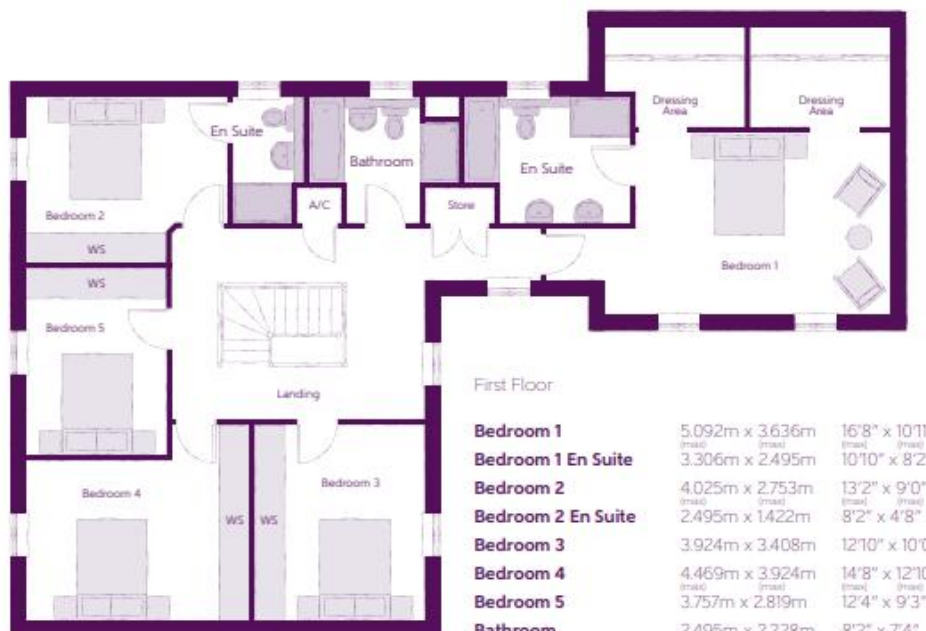
## Location

Gartree Road has long been regarded as one of the most desirable locations anywhere within suburban Leicestershire.

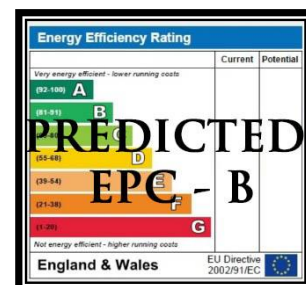
The area's popularity is derived from the ease of access to Market Harborough and Leicester city centre with their professional quarters and mainline railway stations offering access to London St Pancras in approximately 1 hour; along with access to delightful countryside nearby, and schooling in the both state and private sectors.

- Amtico flooring and high-quality carpets throughout
- Silestone preparation surfaces to kitchen & utility
- Integrated kitchen appliances
- Fitted wardrobes in all bedrooms
- Ample parking & double integral garage
- Professionally turfed rear garden
- 10-year warranty and insurance protection

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Clks - Cloakroom WS - Wardrobe Space (suggestion only, wardrobe not included) W - Fitted Wardrobe A/C - Airing Cupboard



#### Important Notice

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- 1) The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute part of, an offer or contract. Prospective purchaser(s) and lessees ought to seek their own professional advice.
- 2) All descriptions, dimensions, areas, reference to condition and if necessary permissions for use and occupation and their details are given in good faith and believed to be correct. Any intending purchaser(s) should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
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- 4) No responsibility can be accepted for any expenses incurred by any intending purchaser(s) in inspecting properties that have been sold, let or withdrawn.

#### 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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