

THE BELLFLOWER

HORWOOD GARDENS, GARTREE ROAD LEICESTER, LE2 2FB

JAMES
SELICKS



Ready to move into, this beautifully designed and spacious five-bedroom, three-storey family home is finished to an exceptional standard and offers versatile living space ideal for modern family life.

The ground floor features a stylish open plan kitchen, family room and sitting room but the highlight is the expansive master bedroom, complete with a luxurious en-suite and a separate dressing area.

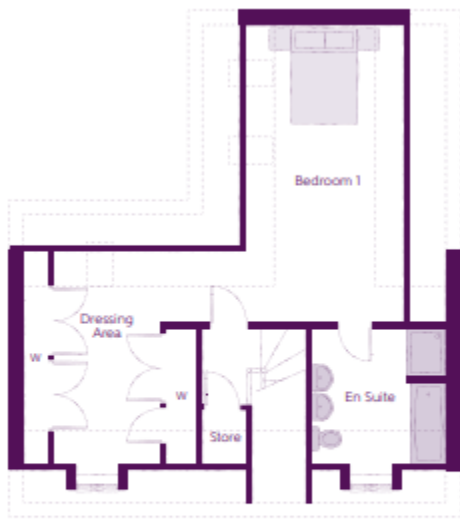
Location

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
- Vanity units in all bathrooms
- Professionally turfed rear garden
- 10-year warranty and insurance protection

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First Floor

Bedroom 2	4.440m x 4.870m	14'7" x 16'0"
Bedroom 2 En Suite	2.322m x 1.200m	7'7" x 3'11"
Bedroom 3	3.880m x 2.800m	12'8" x 9'2"
Bedroom 4	3.610m x 2.930m	11'0" x 9'7"
Bedroom 5	3.610m x 2.930m	11'0" x 9'7"
Bathroom	2.560m x 2.012m	8'5" x 6'7"



Second Floor

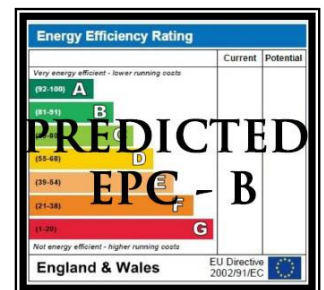
Bedroom 1	6.190m x 3.330m	20'3" x 10'11"
Bedroom 1 En Suite	2.800m x 2.800m	9'2" x 9'2"
Dressing	4.460m x 2.240m	14'7" x 7'4"



Ground Floor

Kitchen/Family	7.650m x 4.470m	25'1" x 14'7"
Living Room	5.970m x 3.590m	19'7" x 11'9"
Dining Room	4.130m x 2.820m	13'6" x 9'3"
Utility	2.544m x 1.775m	8'5" x 5'10"
Cloakroom	1.804m x 1.250m	5'11" x 4'1"

Clks - Cloakroom WS - Wardrobe Space (suggestion only, wardrobe not included) W - Fitted Wardrobe CYL - Hot Water Cylinder - - - - Reduced Head Height



Important Notice

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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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