



Forest House Lane, Leicester Forest  
East



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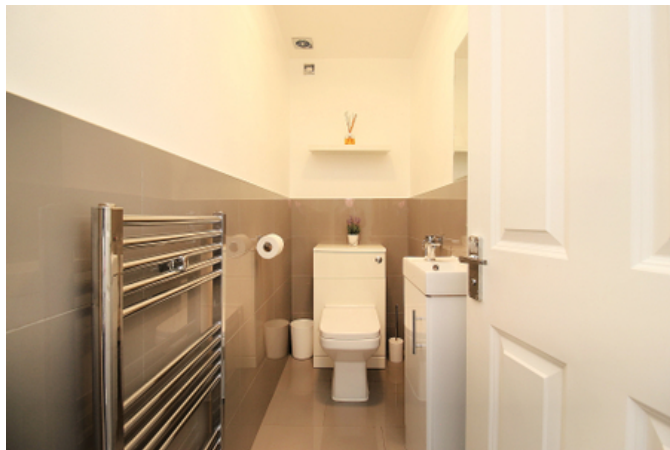


£590,000



### Key Features

- Five Double Bedrooms
- Executive Detached Family Home
- Two Reception Rooms & Conservatory
- Re-fitted Contemporary Living Kitchen Diner
- Master Bedroom With En-suite Shower Room
- Sought After Location
- EPC rating D
- Freehold







Newton Fallowell are excited to welcome to the open market this executive five bedroom home constructed by Messrs 'David Wilson Homes' offering a wealth of well proportioned internal accommodation with no chain. Benefiting from an upgraded boiler (2021) and cavity wall insulation, the internal layout is laid across two floors to briefly comprise; Entrance Hall giving access to the lounge, formal dining room, conservatory, open plan modern living kitchen diner with separate utility room and WC. To the first floor is a larger than average master bedroom with an en-suite shower rooms, four further double bedrooms and contemporary fitted family bathroom. Externally the property offers a driveway giving access to integral double garage. The property benefits from a split level mainly laid to lawn rear garden with a patio area ideal for outdoor sitting. Perfect for growing families, an internal inspection is essential to fully appreciate the size and condition of the accommodation on offer.

### Accommodation

Front entrance door opens into the:

#### Entrance Hallway

Presented with wood effect flooring, the entrance hall is presented with neutral decor and offers a staircase rising to the first floor and doors to some of the downstairs accommodation.

#### Ground Floor WC

Fitted with a contemporary two piece suite comprising a wc and wash hand basin, with complementary part tiled surrounds and a heated towel rail.

#### Lounge 5.26m x 3.61m

The primary reception room is presented with carpet flooring and offers a window overlooking the front

elevation, two central heating radiators, coving and a TV point. Doors open into the:

#### Dining Room 3.11m x 3.61m

Perfect for formal dining, the second reception room is perfectly positioned adjacent to the kitchen. With carpet flooring, coving and a central heating radiator. Doors open into the:

#### Conservatory 3.54m x 3.50m

The conservatory is a fantastic addition to the accommodation providing additional downstairs living space. With dual aspect glazing, carpet flooring and doors opening out into the rear garden.

#### Open Plan Living Kitchen Diner 5.30m x 6.85m

The heart of the home, a particular selling feature of the accommodation is the open plan living space consisting of a kitchen, comfortable sitting area and space for formal dining. This area of the home is perfect for families and those occasions when entertaining. The kitchen area has been re-fitted with a contemporary range of wall mounted and base units with complementary work surfaces over and matching splashbacks. Features include a built in 'Zanussi' dual oven, 'Zanussi' five ring gas hob with extractor hood above, inset sink and drainer with flexi mixer tap, integrated fridge freezer and dishwasher. Enjoying the use of a breakfast bar, there is a contemporary radiator, rear elevation windows and spotlighting. A door leads to the:

#### Utility Room 1.65m x 3.22m

Providing further storage and space for appliances, with an inset sink and drainer, wall mounted upgraded central heating boiler (Fitted 2021), useful storage cupboard, central heating radiator and a side access door. There is also an internal door to the:

#### Double Integral Garage 5.39m x 4.97m

With light, power and two up and over doors to the front.

#### First Floor Landing

Giving access to the bedrooms and bathroom, with carpet flooring, central heating radiator, built in









cupboard and a hatch to the loft space.

#### Master Bedroom 4.63m x 4.97m max

A larger than normal bedroom enjoying the use of built in wardrobes, with carpet flooring, central heating radiator and a window overlooking the front elevation. A door leads to the:

#### En-suite Shower Room 2.53m x 1.87m

Re-fitted with a modern three piece suite comprising a walk in shower, pedestal wash hand basin and wc, with complementary tiled surrounds. There is also a heated towel rail and window to the front elevation.

#### Bedroom Two 4.32m x 3.61m

A second larger than normal bedroom offering a window to the front elevation, built in wardrobes, carpet flooring and a central heating radiator.

#### Bedroom Three 4.14m x 3.61m

Another well proportioned bedroom offering a window to the rear elevation, carpet flooring, built in wardrobe and a central heating radiator.

#### Bedroom Four 3.17m x 3.24m

A fourth double room enjoying the use of built in wardrobes, with a window overlooking the lawned garden, carpet flooring and a central heating radiator.

#### Bedroom Five 3.17m max x 2.98m

A final double bedroom with a window to the rear elevation, built in wardrobe, carpet flooring and a central heating radiator.

#### Family Bathroom 3.05m x 1.77m

Fitted with a contemporary four piece suite comprising a shower cubicle, bath, pedestal wash hand basin and wc, with complementary tiled surrounds. There is also a light up mirror, heated towel rail and a window to the side elevation.

#### Outside

The property occupies a desirable location in Leicester Forest East, with the frontage including a driveway offering parking and leading to an integral double garage with a mature front garden being mainly laid to





lawn. Gated access then leads to the rear where a mainly laid to lawn split level rear garden can be found, having a patio area adjacent to the accommodation ideal for outdoor entertaining. There is also fencing to the perimeter.

### Tenure & Council Tax

We understand the property to be freehold with vacant possession upon completion. Blaby - Tax Band F. Please be advised that when a property is sold, local authorities reserve the right to re-calculate the council tax band.

### Viewing Arrangements

Viewings are strictly by appointment only.

### Need Independent Mortgage Advice?

We are pleased to introduce Benjamin York, who works with Newton Fallowell Estate Agents to provide our customers with expert mortgage advice. He has access to thousands of mortgages, including exclusive deals not available on the high street. His advice is tailored to your circumstances, whether you're looking to take your first steps on the property ladder, moving home, or even investing in a buy-to-let property. He can help find the right mortgage for you and support your application every step of the way. To speak with our expert 'in branch' adviser, please contact our office.

### Making an Offer

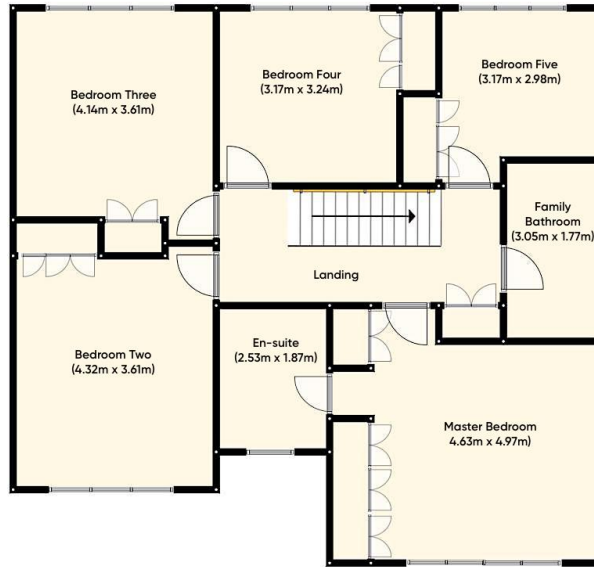
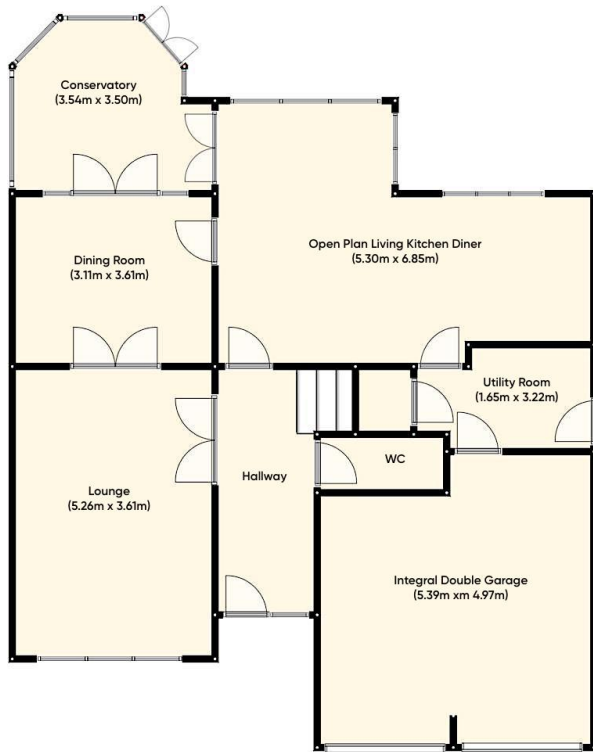
In line with current money laundering regulations, prospective buyers will be asked to provide us with photo I.D. (e.g. Passport, driving licence, bus pass etc) and proof of address (e.g. Current utility bill, bank statement etc). You will also be asked to provide us with proof of how you will be funding your purchase. Please note that when making an offer, if you are taking out a mortgage, you will also be asked to have a no obligation chat with our 'in branch' mortgage adviser to confirm your affordability. We ask for your cooperation in this matter. We ask for your cooperation in this matter as this information will be required before a sale can be agreed.















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