



Bayswater Drive, Glen Parva,  
Leicester, LE2



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£475,000



## Key Features

- Four Bedrooms & Two En-suites
- Executive Detached Family Home
- Two Reception Rooms & Conservatory
- Corner Plot With Triple Garage
- Available With No Upward Chain
- Conveniently Located For Major Road Links
- EPC rating D
- Freehold





Perfect for growing families in search of more space, walk in and be surprised by this enlarged four bedroom executive detached home occupying a corner position at the end of a shared driveway. Benefiting from gas central heating and double glazing throughout, the layout includes an entrance hall, ground floor WC, living room, two reception rooms, breakfast kitchen and utility. Upstairs you will find the main bedroom with a walk in dressing room & en-suite, a second double room with en-suite, two further bedrooms and bathroom. The plot boasts parking for multiple cars, triple garage and gardens to the side and rear. Situated in a convenient location just a short drive away from the M1 and Fosse Park Shopping, the accommodation offers a wide range of attractive attributes desired by many prospective purchasers and an early viewing is therefore strongly recommended to avoid disappointment.

#### Accommodation

Front entrance door opens into the:

#### Entrance Hallway & Ground Floor WC

With a staircase rising to the first floor, central heating radiator, useful storage cupboard and doors to some of the downstairs accommodation including a ground floor WC fitted with a two piece suite comprising a WC and wash hand basin, with tiled surrounds.

#### Lounge 6.13m x 3.56m

Positioned around a feature fireplace, the primary reception space enjoys light provided by a bay window to the front elevation as well as sliding doors to the conservatory. With carpet flooring, TV point and two central heating radiators.

#### Conservatory 4.01m x 3.75m

A fantastic addition to the accommodation providing

extra downstairs living space, with tiled flooring, TV point and french doors opening out into the rear garden.

#### Dining Room 3.86m x 3.00m

Perfect for formal dining, the second reception room offers a window to the rear elevation, central heating radiator and TV point.

#### Breakfast Kitchen 3.26m x 2.97m

Fitted with a range of wall mounted and base units with complementary wood/granite work surfaces over and tiled splashbacks. Features include an inset 1.5 sink with countertop drainer and space for a cooker. With a window, central heating radiator and tiled flooring. Open access leads through to the:

#### Utility Room 2.25m x 2.06m

Providing further space for storage and appliances, with dual aspect glazing and a door leading outside.

#### First Floor Landing

Giving access to the bedrooms and bathroom, with carpet flooring.

#### Master Bedroom & En-suite 4.87m x 4.43m

Upon entry from the landing, you walk into a dressing room fitted with a range of wardrobes and drawers with dual aspect glazing, spotlighting and a door leading to the larger than normal main bedroom with a window overlooking the driveway, ceiling speakers, spotlighting and a central heating radiator. A door leads to the en-suite (measuring 4.75m x 1.69m) comprising two wash bowls with storage beneath, walk in shower, wc and bidet and complementary tiled flooring. With ceiling speakers, mirror, heated towel rail and dual aspect glazing.

#### Bedroom Two & En-suite 3.65m x 3.67m into robes

A second double room enjoying the use of built in wardrobes and drawers, with a window to the front elevation, carpet flooring, TV point and a central heating radiator. A door leads to the en-suite (measuring 2.81m x 1.77m) fitted with a modern three piece suite comprising a shower enclosure, wash hand basin with storage beneath and WC, with tiled









surrounds, spotlighting and a shaver point.

### Bedroom Three 2.43m x 3.59m

With built in wardrobes, carpet flooring, central heating radiator and a window to the rear elevation.

### Bedroom Four 2.41m x 3.06m

With a window to the rear elevation, carpet flooring, central heating radiator and built in robes.

### Family Bathroom 2.79m x 1.57m

Fitted with a modern three piece suite comprising a bath, wash hand basin and WC, with tiling, heated towel rail and a window to the front elevation.

### Outside

Occupying a corner position at the end of a driveway shared with three neighbouring properties, the plot firstly offers a tarmac driveway providing off road parking for multiple vehicles and giving access to the integral double garage (measuring 4.88m x 6.38m) with an electric door, light, power and central heating boiler. There is also a single garage attached measuring approximately 2.80m x 6.38m. Gated access leads to paved areas with in turn leads to the lawned rear garden with fencing to boundaries and a variety of shrubbery.

### Tenure & Council Tax

We understand the property to be freehold with vacant possession upon completion. Blaby District Council - Tax Band E. 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 the Mortgage Advice Bureau, who works with Newton Fallowell Estate Agents to provide our customers with expert mortgage advice. They have access to thousands of mortgages, including exclusive deals not available on the high street. Their 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. They 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 as this information will be required before a sale can be agreed.

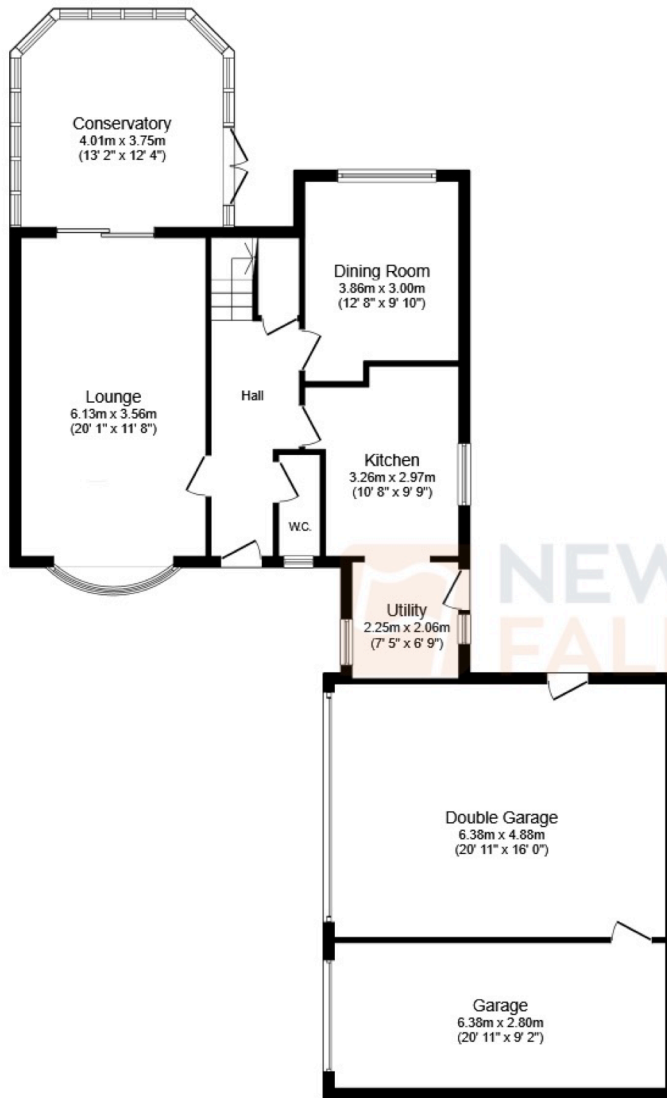
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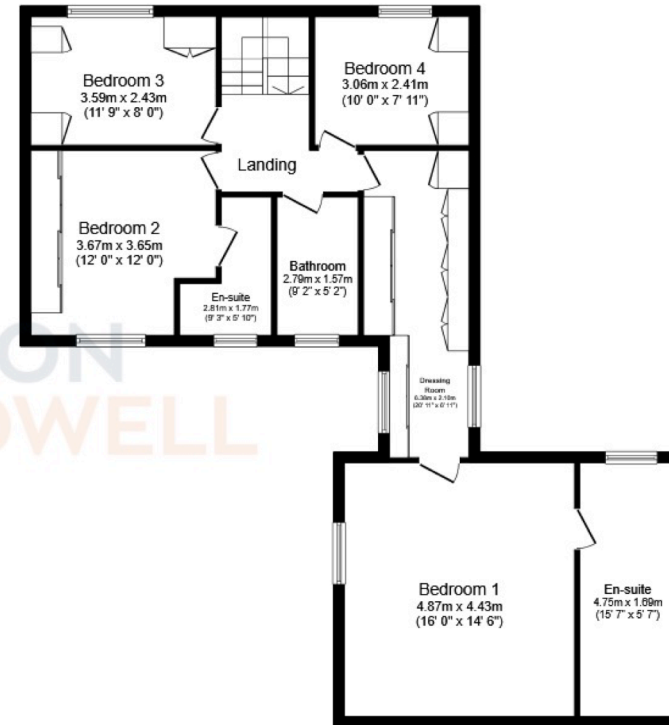






## Ground Floor

Floor area 126.5 m<sup>2</sup> (1,362 sq.ft.)



## First Floor

Floor area 86.6 m<sup>2</sup> (932 sq.ft.)

**TOTAL: 213.1 m<sup>2</sup> (2,293 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed. They cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or



