



Lodge Close, Leicester Forest East,  
LE3



4



3



2

£575,000



### Key Features

- Four Well Proportioned Bedrooms
- Two En-suites & Family Bathroom
- Executive Double Fronted Detached Home
- Two Reception Rooms & Open Plan Kitchen Diner
- Secure Gated Development
- Larger Than Normal Plot With Detached Double Garage
- EPC rating TBC
- Freehold





Occupying a larger than normal plot with parking for multiple cars and a detached double garage, this executive double fronted four bedroom detached property is tucked away on an exclusive private development with electronically operated gates and would make for a fantastic family home. Benefiting from gas central heating, double glazing, working alarm and CCTV, the well proportioned layout includes a welcoming entrance hallway, downstairs WC, two reception rooms, open plan kitchen diner and utility room, with the first floor offering four well proportioned bedrooms (two with en-suites) and a family bathroom. The plot features a mainly laid to lawn garden at the rear. Having been occupied by the same owners since built, an internal inspection is strongly recommended.

front elevation, central heating radiator and carpet flooring.

#### Kitchen Diner 4.47m max x 4.99m

Fitted with a range of wall mounted and base units with complementary roll edge work surfaces over and matching splashbacks. Features include an inset 1.5 sink and drainer with mixer tap, built in double 'Zanussi' oven, five ring 'Zanussi' gas hob, integrated fridge freezer and dishwasher. Affording ample space for a dining table and chairs, there is two rear elevation double glazed windows, two central heating radiators, TV point and french doors opening out into the garden. A door leads to the:



#### Utility Room 1.81m x 2.81m

Providing further storage and space for appliances, with roll edge work surfaces, inset sink and drainer, concealed Worcester boiler and a window to the side elevation.

#### Accommodation

Front entrance door opens into the:

#### First Floor Landing

Giving access to the bedrooms and bathroom, with carpet flooring, central heating radiator and a hatch to the insulated loft space with boarding, light and a ladder.

#### Entrance Hallway & Ground Floor WC

The welcoming entrance hallway gives access to the majority of the downstairs accommodation. With a central heating radiator, neutral decor, built in cupboard and a staircase rising to the first floor. A door leads to the ground floor WC fitted with a modern two piece suite comprising a WC and wash hand basin.

#### Bedroom One 4.89m max x 5.00m

A neutrally decorated double room enjoying dual aspect glazing, with built in wardrobes, carpet flooring and a central heating radiator. A door leads to the:



#### Lounge 5.94m x 3.57m

The neutrally decorated reception room is presented with carpet flooring and offers a double glazed window to the front elevation as well as french doors opening out into the rear garden. With two central heating radiators and TV point.

#### En-suite Shower Room 2.43m x 2.15m

Fitted with a modern three piece suite comprising a shower enclosure, wash hand basin and WC, with complementary part tiled walls. There is also a window to the side elevation.

#### Bedroom Two 3.31m x 3.14m

A second double room enjoying the use of built in wardrobes, with carpet flooring, central heating radiator and a double glazed window to the front elevation. A door leads to the:

#### Playroom 4.09m x 2.81m

Currently being used as a playroom but would equally make a fabulous formal dining room, the second reception room offers a double glazed window to the

#### En-suite Shower Room 2.22m x 1.81m

Fitted with a three piece suite comprising a WC, wash





hand basin and WC, with complementary tiling, mirror unit, central heating radiator and a window to the front elevation.

### Bedroom Three 3.81m x 2.81m not into robes

A third double room offering a double glazed window to the front elevation, built in wardrobe, carpet flooring and a central heating radiator.

### Bedroom Four 2.54m x 3.15m

Fitted with a range of wardrobes, drawers and desk, there is a double glazed window to the rear elevation, wood effect flooring and a central heating radiator.

### Family Bathroom 2.28m x 1.68m

Fitted with a modern three piece suite comprising a bath, pedestal wash hand basin and wc, with tiled surrounds, central heating radiator and a window to the side elevation.

### Outside

To the front of the property is a driveway providing off road car standing for multiple cars and gives access to the brick built detached double garage which. Gated access then leads to the rear where a mainly laid to lawn garden can be found having a patio area adjacent to the accommodation perfect for outdoor entertaining and fencing to boundaries.

### Detached Double Garage 5.13m x 5.34m

With two single up & over doors, power and light.

### 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

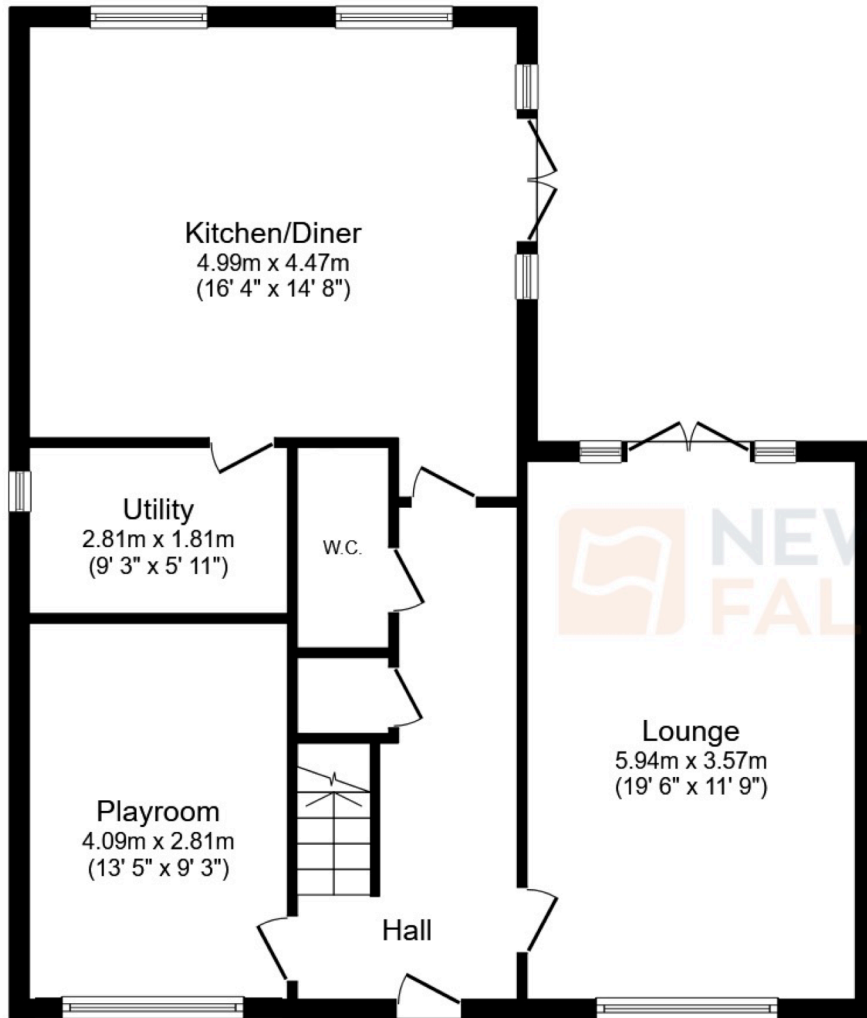
In line with current money laundering regulations, prospective buyers will be asked to provide us with photo I.D. (e.g. Passport, driving licence, bus pass etc) and proof of address (e.g. Current utility bill, bank statement etc). You will also be asked to provide us with proof of how you will be funding 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.

### Agents Note

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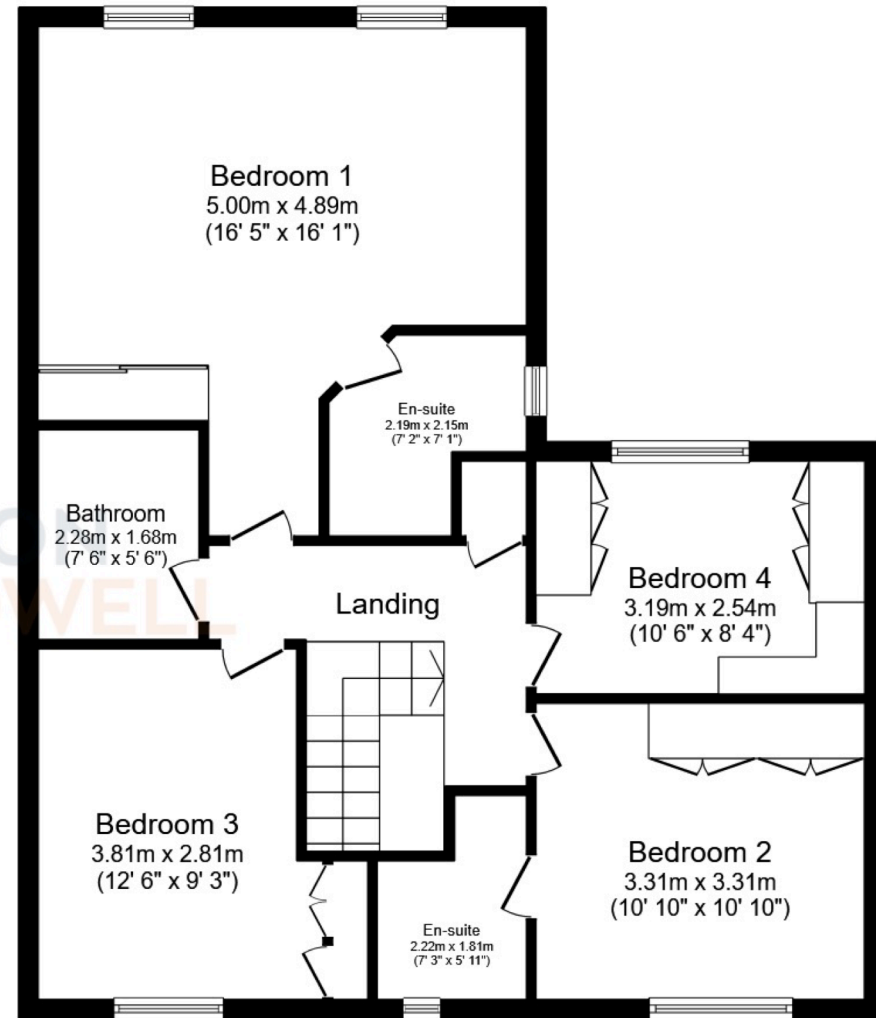






## Ground Floor

Floor area 77.5 m<sup>2</sup> (835 sq.ft.)



## First Floor

Floor area 77.5 m<sup>2</sup> (835 sq.ft.)

**TOTAL: 155.1 m<sup>2</sup> (1,669 sq.ft.)**

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