



Pine View, Leicester Forest East,
LE3



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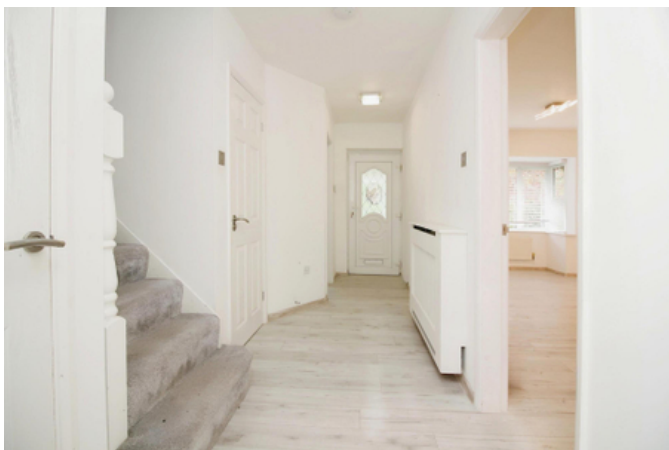
Guide price £460,000



Key Features

- Four Well Proportioned Bedrooms
- Extended Detached Family Home
- Three Reception Rooms
- Master With En-suite
- Tucked Away Position
- Fabulous Open Plan Living Kitchen Diner
- EPC rating C
- Freehold





EXTENDED HOME WITH NO CHAIN! - Nestled in the highly desirable Leicester Forest east, this beautifully designed four-bedroom detached family home is a rare find, blending modern style with ample space across two floors. With its neutral décor and practical layout, this property promotes the perfect backdrop for family life. Benefiting from gas central heating and double glazing, the home features an inviting entrance hall, three reception rooms, open-plan kitchen/dining family room. Completing the ground floor is a guest WC and utility room enhancing daily functionality. Upstairs, the master bedroom boasts fitted wardrobes and private en-suite, complemented by three additional double bedrooms, two of which come with fitted wardrobes, and a contemporary fitted family bathroom. Outside, the property impresses with its larger than normal plot offering a private block paved driveway leading to a double detached garage, with front and rear gardens. An internal viewing is essential.

Entrance Hall

As you enter the property you will find the entrance hall neutrally decorated with bright, refreshing wood effect flooring. To the right you will find Reception Room One and Reception Room Two to your left. The downstairs WC is also located on your right followed by the under stair storage cupboard.

Snug/Playroom

Ideal for use as snug, home office or playroom, with neutral décor carpeted flooring, window to the front and a central heating radiator.

WC

This stylish and functional downstairs WC features a sleek white toilet and matching sink, complemented by a convenient under-sink storage cabinet. The walls are

elegantly finished with large white tiles halfway up, adding a bright and modern touch to the space. A white heated towel rail and a window allow for natural light and ventilation, while the tiled flooring completes the room.

Lounge

The second reception room offers a welcoming atmosphere with its neutral décor, modern lighting, and contemporary wood-style flooring and fireplace. This room flows seamlessly through to the:

Open Plan Living Kitchen Diner & Utility Room

The kitchen combines functionality with charm, featuring warm wood cabinetry that provides ample storage and a classic, welcoming aesthetic. The countertops offer plenty of workspace, complemented by an integrated oven, hob and extractor fan. A window above the sink fills the room with light and provides a lovely view of the garden, creating a bright and airy feel. Thoughtfully designed with tiled backsplash and neutral flooring, this kitchen is both stylish and practical, ready to meet the needs of any modern family.

The utility room boasts ample space for your white goods. It also features a wall-mounted cupboard and a convenient worktop area, enhancing both functionality and storage.

Study/Games Room

With a double glazed window to the front elevation, wood effect flooring and a central heating radiator.

Landing

Staircase with side elevation window rises to the first floor landing which gives access to four well proportioned bedrooms and family bathroom, having a built in airing cupboard, hatch to the loft and spotlighting.

Bedroom One

A neutrally decorated main bedroom offering fitted wardrobes, carpeted flooring, front elevation window and a gas central heating radiator. A door leads to the:





En-suite Shower Room

The en-suite is fitted with a modern three piece suite comprising a shower cubicle, wash hand basin and WC.

Bedroom Two

This double bedroom is carpeted and has a gas central heating radiator. This room boasts ample space and has fitted wardrobes.

Bedroom Three

With gas central heating radiator and continuation of carpet flooring. With a window to the rear and neutral decor.

Bedroom Four

With a built in wardrobe, rear elevation window, carpet flooring and a central heating radiator.

Family Bathroom

Fitted with a modern three piece suite comprising a bathroom with shower over, sink with under storage cabinet and a WC, with complementary tiling, illuminated mirror and rear elevation window.

Outside

Set along a private driveway, there is off road parking with access to a detached double garage. The rear garden is a true highlight, larger than average, featuring a full-width patio for outdoor gatherings, neatly laid lawn, and gated access. - all ideal for enjoying summer evenings or hosting friends and family/ This home truly checks all the boxes for a family looking for both space and style in a sought-out-location.

Tenure & Council Tax

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

Viewings Arrangements

Viewings are strictly by appointment only.



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Making an offer

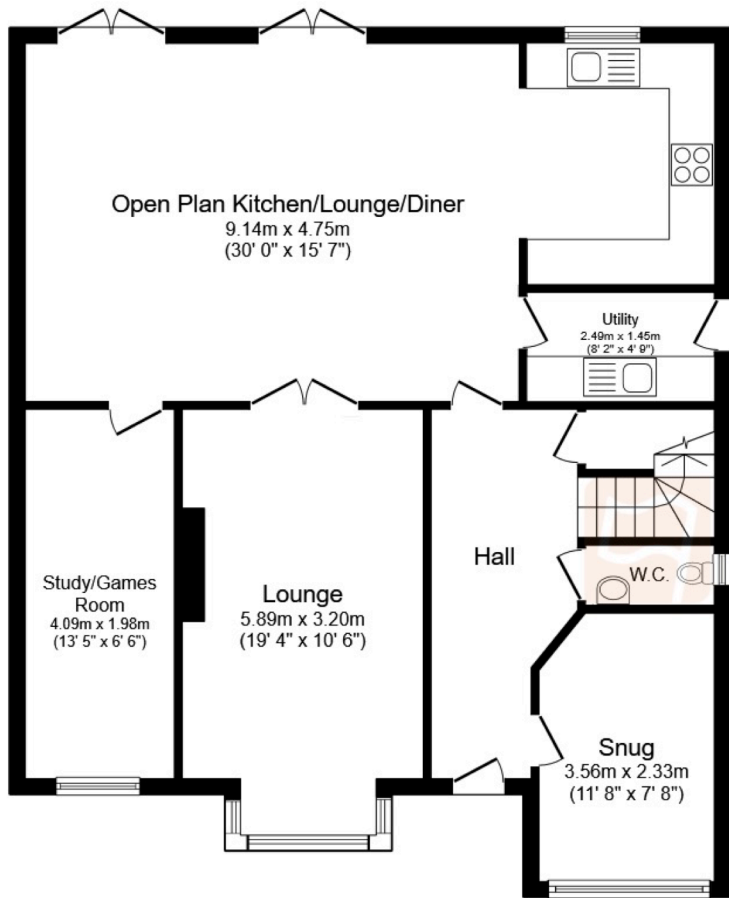
In line with current money laundering regulations, prospective buyers will be asked to provide us with photo I.D. (e.g. Passport, driving licence, bus pass etc) and proof of address (e.g. Current utility bill, bank statement etc). You will also be asked to provide us with proof of how you will be funding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

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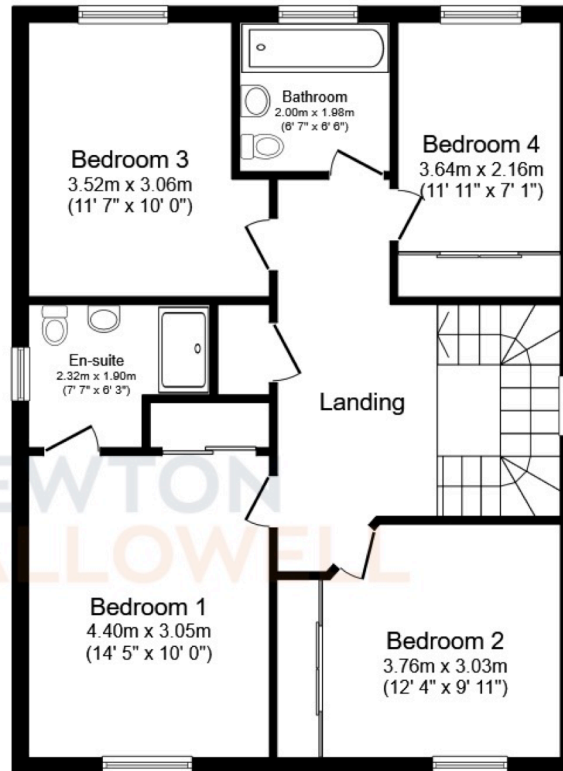






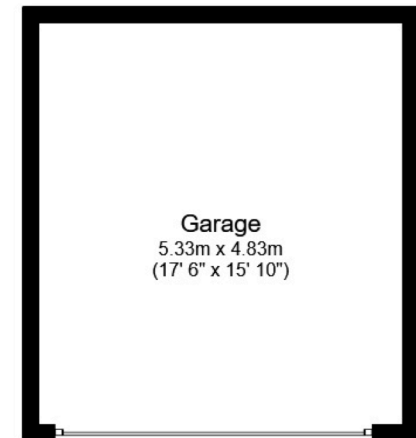
Ground Floor

Floor area 93.6 m² (1,007 sq.ft.)



First Floor

Floor area 68.8 m² (741 sq.ft.)



Garage

Floor area 25.7 m² (277 sq.ft.)

TOTAL: 188.1 m² (2,025 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 misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

