



Kingcup Close, Leicester Forest
East, LE3



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£460,000



Key Features

- Four Bedrooms (Master With En-suite)
- Detached Family Home
- Double Driveway & Detached Double Garage
- Three Reception Rooms
- Larger Than Normal Tucked Away Plot
- Popular Residential Location
- EPC rating TBC





Perfect for growing families in search of more space, walk in and be surprised by this well proportioned four bedroom detached home situated on the high desirable 'David Wilson' development in Leicester Forest East and must be viewed internally to be fully appreciated. The layout includes an entrance hall, lounge, dining room, home office/playroom, breakfast kitchen, utility room and downstairs WC. Upstairs there are four bedrooms (master with en-suite) and a family bathroom. Found with the catchment area for Stafford Leys Primary School and within close proximity to the motorway, the plot offers parking to the front and giving access to the detached double garage as well as gated access which leads to the mainly laid to lawn garden.

Ground Floor

Upon entering the home, you're welcomed by an entrance hallway with stairs to the first floor and space for coats and shoes. To the front is a versatile home office, also ideal as a playroom. The main reception room features carpet flooring and flows into the formal dining room, which benefits from sliding doors to the rear garden. Adjacent is the breakfast kitchen, fitted with a range of wall and base units, complementary work surfaces, built-in oven, four-ring gas hob with extractor, and a 1.5 bowl sink and drainer. A separate utility room provides additional storage, appliance space, and access to a ground floor WC.

First Floor

Upstairs, the property offers four bedrooms, three of which are well-proportioned doubles. The master bedroom features built-in wardrobes and a private en-suite with a three-piece suite comprising a shower enclosure, wash basin, and WC, complemented by tasteful tiling. The family bathroom also includes a three-piece suite with a bath, wash basin, and WC. The landing provides access to a useful storage cupboard and the loft space.

Outside

Occupying a tucked-away position, the property benefits from a double driveway offering off-road parking and access to a detached double garage (5.19m x 5.23m) with two up-and-over doors, lighting, and power. The front garden is mainly laid to lawn with a pathway to the entrance, while gated side access leads to a rear garden, also laid to lawn and enclosed by fencing for privacy.

Location

Kingcup Close is a quiet cul-de-sac located in the sought-after suburb of Leicester Forest East. This peaceful residential area offers a strong sense of community, with excellent access to local amenities including shops, parks, schools, and healthcare services. Well-connected for commuters, the area provides easy access to the A47, M1, and regular bus routes into Leicester city centre. Nearby schools, such as Stafford Leys Primary, make it particularly appealing for families. The area combines the convenience of suburban living with a calm and friendly atmosphere, making it an ideal location for professionals and families alike.

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.

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adviser, please contact our office.

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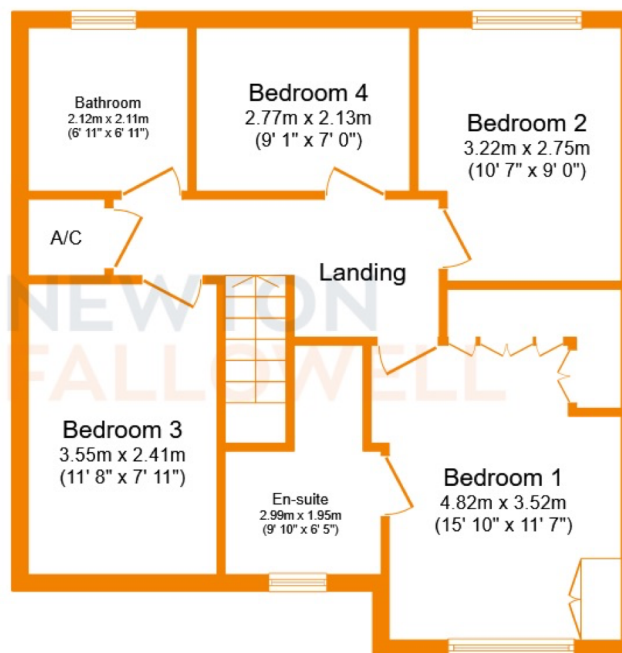
If you have a house to sell then we would love to provide you with a free no obligation valuation.



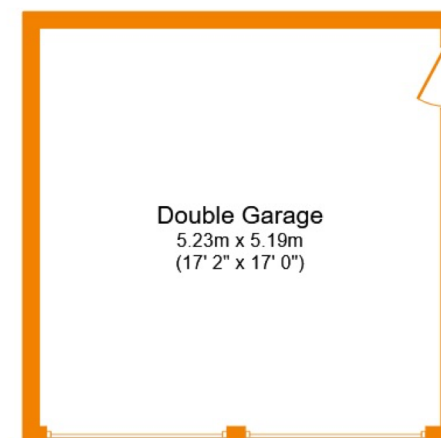




Ground Floor



First Floor



Garage

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