



Forest House Lane, Leicester Forest  
East, LE3



Guide price £535,000

 4  2  2

#### Key Features

- Four double bedrooms, master with en-suite shower room
- Executive detached family home
- Double driveway for four cars & detached double garage
- Open plan kitchen diner with built in appliances and separate utility
- Popular 'Forest Chase' development, built by David Wilson Homes
- Landscaped rear garden with lighting and CCTV
- EPC rating B
- Freehold





Offered to the open market for the first time since built, fall in love with this executive double fronted four double bed roomed detached home perfect for families. It enjoys front and rear lawned gardens as well as a double driveway with ample parking for 4 cars and a detached double garage. Situated within the highly desirable 'Forest Chase' development in Leicester Forest, the family oriented accommodation includes an entrance hallway, wc, two reception rooms, open plan kitchen diner and utility, with stairs rising to the first floor landing which leads to four double bedrooms (the master with an en-suite and walk in wardrobe area) and a contemporary bathroom with a four piece suite. Benefiting from CCTV, outside lighting, made to measure blinds, double glazing and gas central heating, an internal inspection is essential to truly appreciate the size and finish of the accommodation on offer.

### Welcome to your new home

On entering the property is a welcoming entrance hallway with an open staircase to the first floor, useful under-stairs storage and access to a guest WC. The main reception room features a walk-in bay window to the front, carpeted flooring and contemporary décor, with French doors opening to the rear garden. A second reception room, ideal for formal dining, benefits from dual-aspect glazing providing excellent natural light.

The heart of the home is the open-plan kitchen diner, fitted with a modern range of wall and base units with complementary work surfaces and soft-close drawers. Appliances include an AEG double oven, AEG six-ring gas hob, 1.5-bowl sink and drainer, Electrolux dishwasher and integrated fridge/freezer, with French doors leading out to the garden. A separate utility room completes the ground floor, offering additional storage and space for further appliances.

### Moving upstairs

To the first floor are four well-proportioned bedrooms, including a principal bedroom with a walk-in wardrobe area

and a modern en-suite shower room fitted with a three-piece suite comprising a shower cubicle, wash hand basin and WC, with a heated towel rail and part-tiled walls. Bedrooms two and three benefit from bespoke fitted wardrobes, providing excellent storage. The family bathroom is finished in a contemporary style and fitted with a four-piece suite comprising a bath, shower enclosure, wash hand basin and WC, with complementary tiling. The landing area offers space for sitting or studying, with access to a built in cupboard with shelving.

### Outside

Occupying a family friendly position along this popular road with a play park just a short walk away, the plot features a landscaped front garden with stones, porcelain tiles and a larger than usual pathway. A driveway can be found to the side providing off road parking for around 4 cars and giving access to the detached double garage with light and power. Gated access leads through to the landscaped garden, being mainly laid to lawn with fencing to boundaries and a patio area adjacent to the accommodation ideal for outdoor sitting and entertaining. There is also an outside tap and outside lighting. PLEASE NOTE: There is an annual charge for the upkeep of the green spaces on the development. This charge is £273.57 for the period 1 Nov 2025 - 31 Oct - 2026.

### Location

Forest House Lane is situated within the popular and well-established area of Leicester Forest East, offering a pleasant residential setting with a strong community feel. Providing a range of local amenities including shops, supermarkets, cafés, public houses, medical facilities and well-regarded schooling.

Leicester Forest East is particularly well placed for commuters, with excellent access to the M1 motorway (Junction 21) and the M69, providing convenient routes to Leicester city centre, Fosse Park Shopping Centre and surrounding towns. Regular bus services operate nearby, offering further transport links.

The area also benefits from nearby open countryside and green spaces, ideal for walking and outdoor recreation, making it a desirable location for families and professionals 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.

## 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

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## Agents Note

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. All photographs, measurements (width x length), floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. All services and appliances have not and will not be tested by Newton Fallowell. Lease details, service ground rent are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property. We retain the copyright.

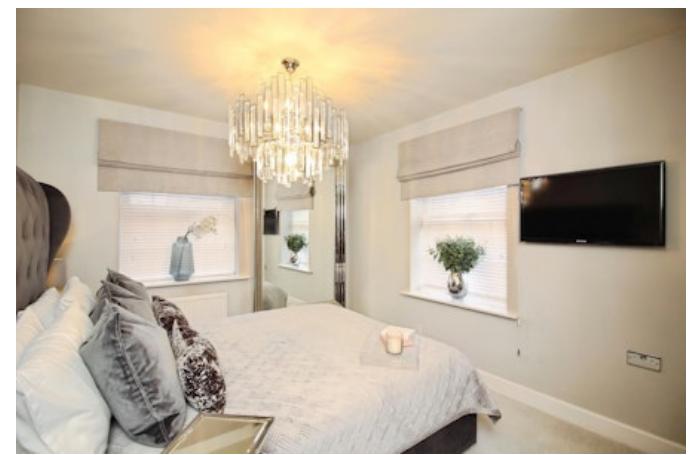
## Referrals

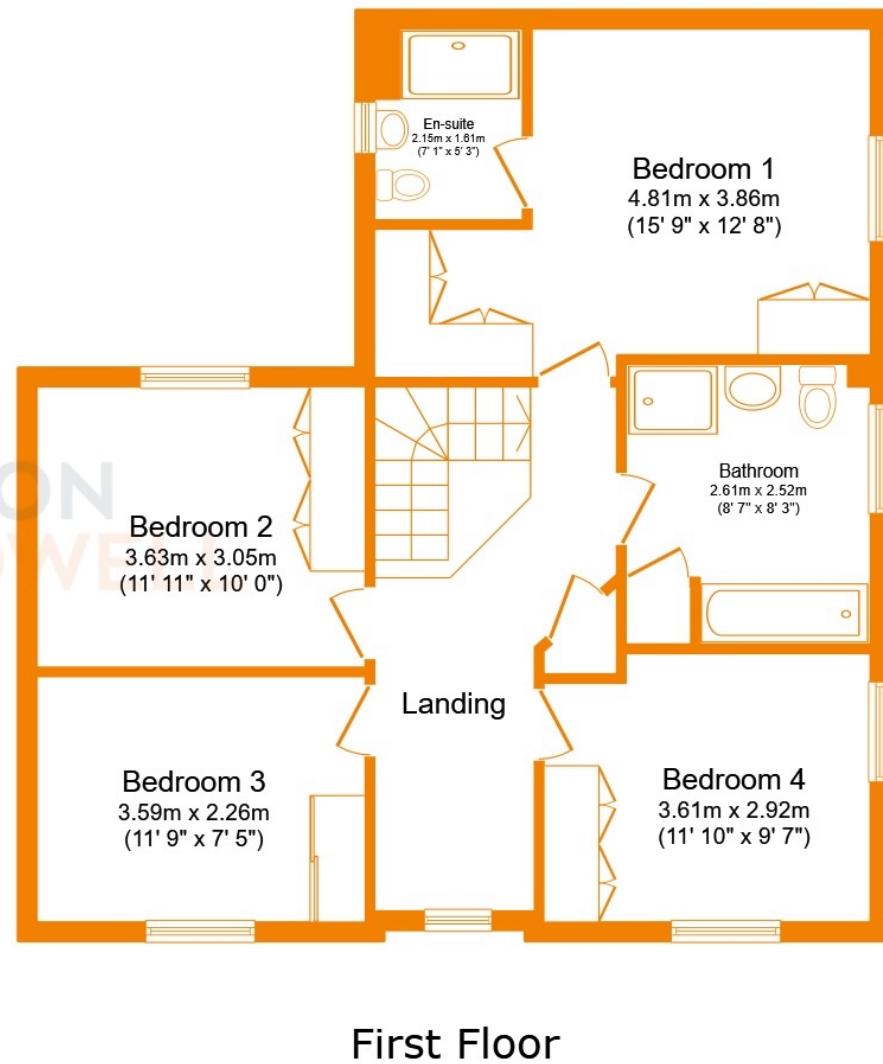
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## Free Property Valuations

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







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