



FOR SALE

£900,000

6 Bed Detached House in Saffron Road, Leicestershire LE18 4UN



PROPERTY FEATURES

- Formidable Detached Dwelling
- Substantial Plot
- Six Bedrooms
- Landscaped Gardens
- Leafy Location
- Immaculate Presentation
- Two Ensuites
- Sweeping Driveway
- Extended Property
- Contact Phillips George To View



FULL DESCRIPTION

Nestled within a leafy, sought after enclave, this distinguished Edwardian home effortlessly combines period elegance with generous proportions and timeless charm. Framed by mature trees and approached via a substantial driveway, the property boasts an imposing double fronted façade. Ample off-road parking is available, with space to accommodate several vehicles, while the surrounding greenery enhances the properties privacy. This six bedroom exceptional home is presented by Phillips George and viewings are available upon request.



ENTRANCE PORCH & HALLWAY

RECEPTION ROOM

24' 3" x 13' 9" (7.39m x 4.19m) Encompassing 2nd Reception 14.10" x 10.7"

RECEPTION ROOM TWO

20' 0" x 13' 7" (6.1m x 4.14m)



KITCHEN & DINING AREA

22' 2" x 22' 1" (6.76m x 6.73m)

UTILITY ROOM

GROUND FLOOR WC

BEDROOM THREE (GROUND FLOOR)

16' 9" x 16' 8" (5.11m x 5.08m)





OFFICE / STUDY

9' 8" x 9' 1" (2.95m x 2.77m)

PANTRY

BEDROOM FOUR (GROUND FLOOR)

14' 5" x 13' 4" (4.39m x 4.06m)

ENSUITE (GROUND FLOOR)

LANDING

MASTER BEDROOM

24' 4" x 12' 7" (7.42m x 3.84m)

MASTER ENSUITE

BEDROOM TWO

11' 10" x 11' 7" (3.61m x 3.53m)

BEDROOM FIVE

10' 7" x 10' 5" (3.23m x 3.18m)

BEDROOM SIX

13' 5" x 9' 7" (4.09m x 2.92m)

FAMILY BATHROOM

OUTSIDE

DISCLAIMER AND IMPORTANT INFORMATION

Phillips George Sales & Lettings for themselves and the vendors of this property whose agents they are, give notice that these particulars are not to be relied upon as a statement or representation of fact and do not constitute any part of an offer or a contract. Intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each and any statements contained in these particulars. The vendors do not make or give and neither do Phillips George Sales & Lettings (nor any person in their employment) have authority to make any representation or warranty whatsoever in relation to the property.

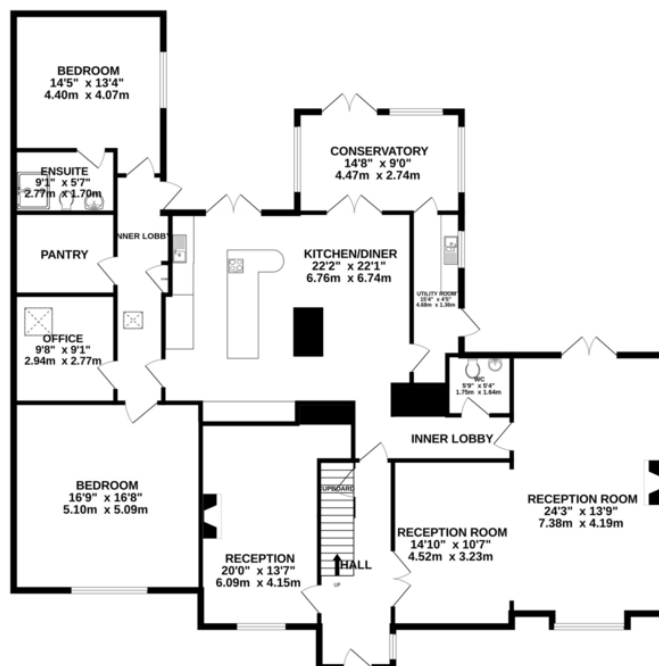




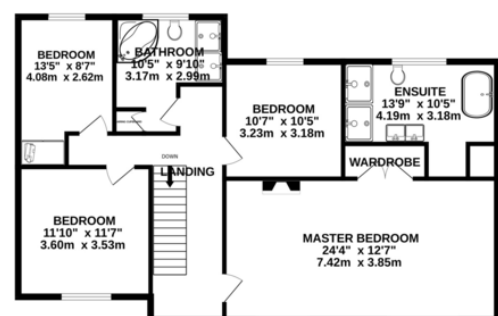
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
	EU Directive 2002/91/EC	



GROUND FLOOR
2202 sq.ft. (204.6 sq.m.) approx.



1ST FLOOR
1031 sq.ft. (95.8 sq.m.) approx.



TOTAL FLOOR AREA : 3234 sq.ft. (300.4 sq.m.) approx.

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

