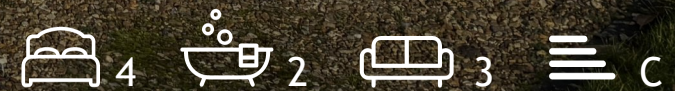




19 Seymour Way
Leicester Forest East, LE3 3LY

£475,000



19 Seymour Way

Leicester Forest East, Leicester,

A delightful modern 4 bedroom detached family home in popular residential location close to good schools, shops and major road links. The property has been maintained to the highest standards by the current owners to include full gas central heating, double glazing, cavity wall insulation, tastefully decorated throughout. The generous accommodation briefly comprises of porch, hall, cloaks/wc, lounge, dining room, orangery, modern fitted kitchen with appliances, utility room. Upstairs landing, 4 bedrooms, en-suite shower room, family bathroom. Driveway to front, double twin garage, private gardens to rear. Internal inspection highly recommended. Freehold with no upward chain. Council Tax Band E

Porch

Hardwood glazed entrance door, tiled flooring.

Entrance Hall

Oak glazed inner door, fitted carpet, coving to ceiling, radiator, stairs to first floor.

Cloaks/wc

UPVC double glazed opaque window, tiled flooring, wash hand basin, wc, heated towel rail.

Lounge

16'9" x 14'1" (5.11m x 4.30m)

A delightful spacious living room. Double glazed bow window to front, radiator, fitted carpet, gas fire set in brick fireplace, arched double doors to dining room, ornate cornicing.

Dining Room

9'10" x 9'2" (3.01m x 2.80m)

Ideally situated between the lounge and the orangery, fitted carpet, radiator, hardwood double glazed bi-fold doors to orangery.

Orangery

15'5" x 10'0" (4.72m x 3.07m)

A lovely garden room added on to the property in 2013. Providing the flexibility of a number of functions. Hardwood double glazed windows, 3 double glazed skylights, hardwood double glazed French doors to garden, tiled floor, 2 electric panel heaters.

Breakfast Kitchen

13'5" x 9'1" (4.10m x 2.79m)

UPVC double glazed window to rear, tiled flooring, recessed spotlights, radiator. Fitted with a bespoke range of quality base, drawer & eye level units including illuminated glass fronted display cabinets, work surfaces with upstands and under unit lighting, breakfast bar, double bowl sink unit with mixer taps. Smeg built-in stainless steel electric fan assisted oven, 5 ring gas hob with extractor hood. Integrated fridge, Smeg microwave.

Utility Room

7'2" x 4'10" (2.20m x 1.49m)

UPVC double glazed window to rear, tiled flooring, hardwood glazed door to side, stainless steel sink unit with mixer tap. Provision for washing machine/dishwasher, space for tall fridge/freezer.

First Floor Landing

Fitted carpet, access to loft, airing cupboard housing cylinder.

Bedroom One

12'2" x 11'10" (3.72m x 3.62m)

A generous main bedroom with a wealth of storage. Two double glazed windows to front, fitted carpet, radiator, recessed spotlights, bespoke Oak built in wall to wall wardrobes, coving to ceiling.

En-suite Shower Room

Double glazed opaque window to front, radiator, tiled flooring, spotlights to ceiling, wall boarded shower cubicle with mains shower, vanity wash hand basin, wc.

Bedroom Two

11'3" x 9'3" (3.43m x 2.82m)

Another good sized double bedroom. UPVC double glazed window to rear, fitted carpet, radiator.

Bedroom Three

10'0" x 8'4" (3.06m x 2.56m)

Double bedroom. UPVC double glazed window to rear, fitted carpet, radiator.

Bedroom Four

8'11" x 6'5" (2.74m x 1.96m)

UPVC double glazed window to rear, fitted carpet, radiator, built-in cabinets.

Bathroom

Fitted with a modern four piece white suite. UPVC double glazed opaque window, radiator, tiled flooring, panelled bath, separate shower cubicle with wall boarding and mains shower, vanity wash hand basin, wc.

Outside

The front of the property has lawn and gravelled driveway leading to double detached brick built garage. The rear garden has patio, lawn, gravelled borders and fully fenced boundaries, gated side access.

Twin Garage

17'0" x 16'10" (5.20m x 5.15m)

An attached twin garage with two up-and-over garage doors, light and power, wall mounted central heating boiler (2008, serviced by British Gas February 2024), door to rear.

Local Authority & Council Tax Info (Blaby)

This property falls within Blaby District Council (blaby.gov.uk)

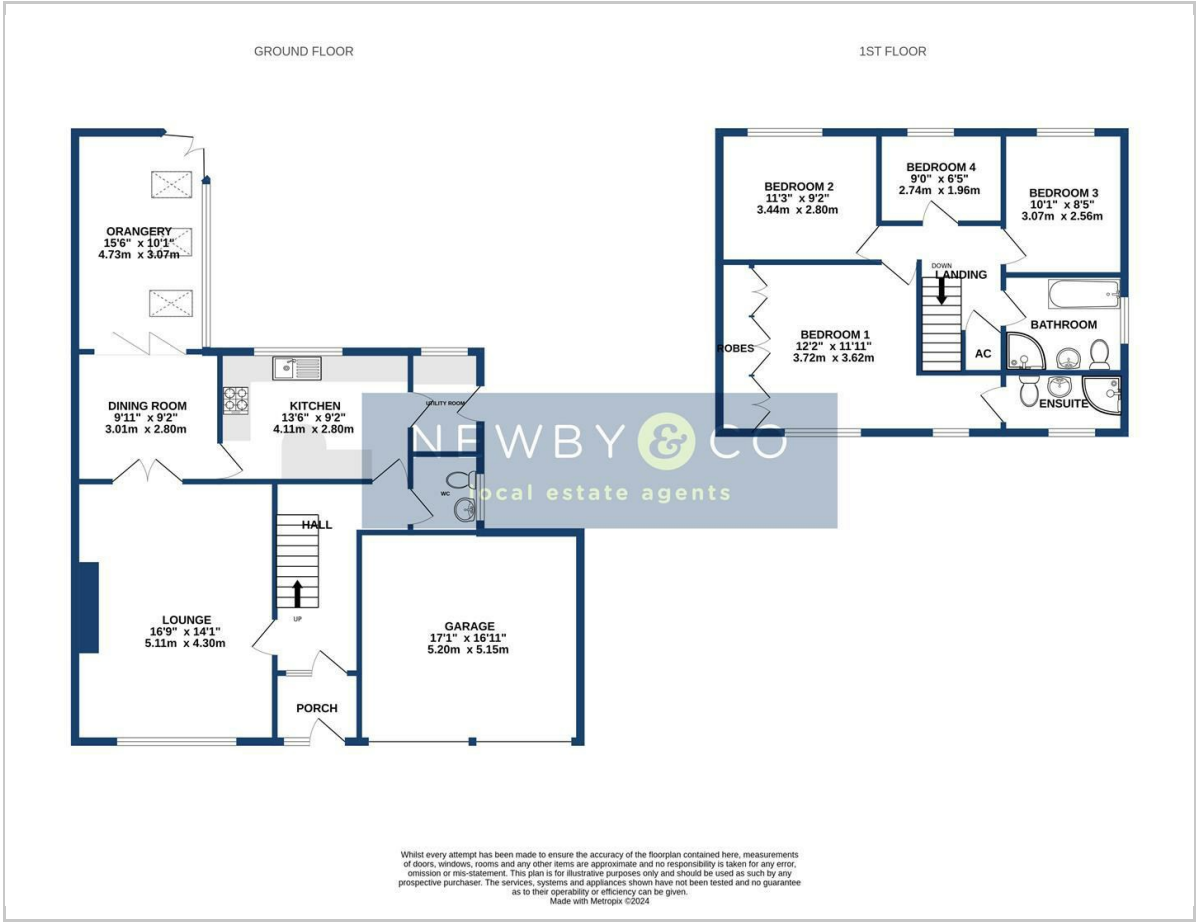
It has a Council Tax Band of E which means a charge of £2860.90 for tax year ending March 2026

Please note: When a property changes ownership local authorities do reserve the right to re-calculate council tax bands.

For more information regarding school catchment areas please go to www.leicestershire.gov.uk/education-and-children/schools-colleges-and-academies/find-a-school



Floor Plan

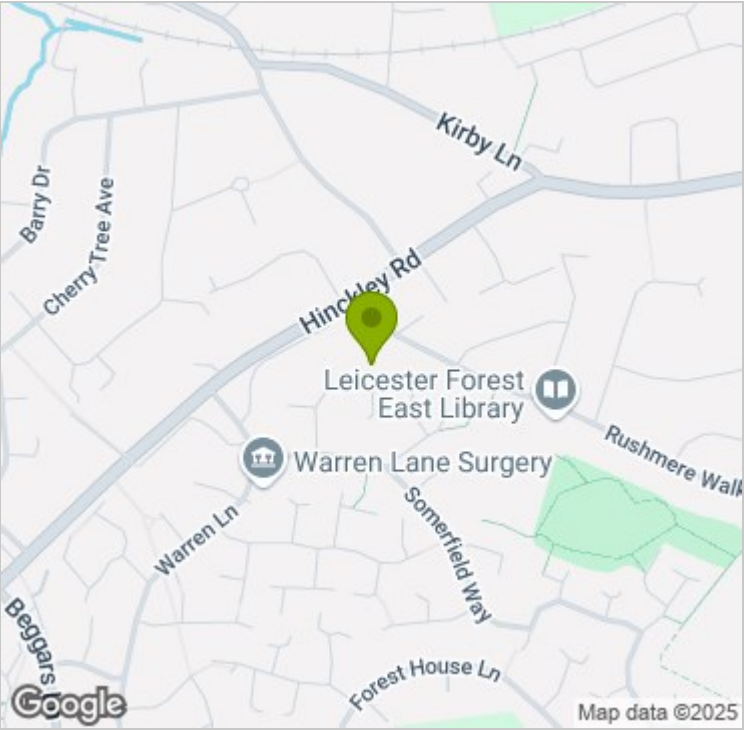


Viewing

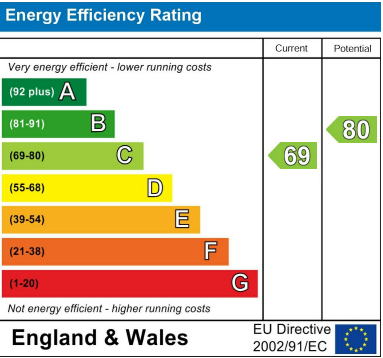
Please contact our Glenfield Office on 0116 2990 990 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph



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