



99 De Montfort Gardens

This beautifully presented three bedroom property on De Montfort Gardens enjoys a corner plot with a partially walled rear garden and a single garage. The current owners bought the property from new in 2018 and so it still benefits from the remaining 7 years of its NHBC building guarantee.

It is a spacious design, ideal for a couple or a family with a large dining kitchen across the back of the house and double doors that open through to a generous lounge too. I have made a special note in the details about the fact that the developers cleverly designed the property to include a recess within each bedroom for a wardrobe, which leaves more space within the bedroom itself, ideal for a growing family. There is an en-suite off the master bedroom, a modern family bathroom and a cloakroom to the ground floor.

The outside is equally as well-presented, with areas of lawn, patio and decking and an enclosed play area with artificial lawn ideal for little ones.

Just on the outskirts of the town, De-Montfort Gardens is within a convenient walking distance of local shops, the college, and schools for all age-groups.

EPC - 'B' / Council Tax Band - B / Heating Mains Gas / Drainage connected to Mains



Entrance – A part glazed front door opens into the **Hallway** – With staircase to the first floor accommodation, radiator, a door through to the lounge and further door through to the: **Cloakroom** – Housing low flush WC and pedestal wash basin.

Open Plan Kitchen-Diner 5.35m x 3.05x (17'6 x 10'0) – Having uPVC window to the side and rear aspect and French doors to the rear garden. The kitchen comprises a range of granite effect work surfaces with extensive 'shaker style' drawer and cupboard units at both base and eye level. Integrated appliances include a gas hob with extractor fan over and an electric fan with space for an American style fridge freezer and space beneath the worksurface for washing machine and dishwasher. Double doors from the kitchen open through to the:

Lounge 6.15 m x 3.86 m (20'2 x 12'7) – Has uPVC windows to the front and side aspect with blinds and two radiators.



First Floor Landing Area – Has a radiator and loft access with doors arranged off to:

Bedroom One 4.28 m x 3.68 m (14'0 x 12'0) - Has uPVC windows to the front and side aspect with blinds, radiator, recess suitable for housing a wardrobe and door to:

En-suite Shower Room – Having a uPVC window to the front aspect, a double shower enclosure, wash basin with cupboards beneath and low flush WC.

Bedroom Two 3.35 m x 3.20 m (10'11 x 10'5) – Has uPVC windows to both the side and rear aspects with blinds, radiator and recess suitable for housing a wardrobe.

Bedroom Three 2.71m x 2.67m (8'10 x 8'9) - Has a uPVC window to the rear aspect, radiator and recess suitable for wardrobe.

Bathroom - Comprises a three-piece bathroom suite and is tiled to half height on the walls. Th suite comprises a panel bath, wash basin with cupboard beneath and low flushed WC with chrome towel rail and window to the side aspect.

Garden - The front of the property is low maintenance and enclosed by wrought iron railings with a hand-gate providing access to a path to the front door. The rear garden is enclosed partially by a wall and partially by timber fencing. The garden comprises areas of lawn, paved patio and decking with an enclosed play area of artificial lawn. A timber shed has lights and power and is included within the sale of the property. A gate leads out to a driveway and

Single Garage - With up and over door, light and power.

* We understand that the owners of 99 De Montfort Gardens have pedestrian access over the neighbours drive to enable them to access their garden gate.







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