



**35 Winchester Road, Leicester, LE8 5PN**

**£569,000**

Situated on a commanding plot, this EXECUTIVE and deceptively spacious detached bungalow has BEAUTIFULLY appointed accommodation briefly comprising: Entrance hallway, Living room, Dining kitchen, Utility, Three DOUBLE bedrooms, (Ensuite to master), STUDY area and a REFITTED Bathroom. Additionally, there is an ANNEX with an open plan living area and bathroom. Outside: GENEROUS rear garden, a detached DOUBLE GARAGE, and a LARGE driveway.

### Additional Image



### Living Room



This large room has a window to the side aspect, double opening French doors to outside, feature fireplace which houses a multi-fuel burning stove, three radiators.

### Entrance Hallway



Via a Upvc front door with a window to the front aspect, the hallway provides access to all main rooms of the property with storage off, three radiators..

### Additional Image



### Additional Image



### Dining Kitchen



With double opening French doors to the side aspect, a window overlooking the rear garden and a further door leading to outside. The modern kitchen has been refitted with a modern range of eye level and base level storage units, (to include a pull-out larder unit), with work surfaces over and tiled splashbacks. There is a fitted five-ring gas hob with an extractor hood over together with a fitted double oven, full height fridge and freezer, and a dishwasher. The dining / living area has ample room for dining and living furniture, a door to the utility and two radiators.

Additional Image



Additional Image



Additional Image



Additional Image



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Utility



With a window to the side aspect, matching range of eye level and base level units with space / plumbing for a washing machine and a tumble dryer.

### Master Bedroom



With a window to the front aspect, two built in wardrobes / storage cupboards, door to the en suite, radiator.

### Additional Image



### En Suite



Fitted with a low level w/c, wash basin with storage under and a walk in shower cubicle. Heated towel rail / radiator.

### Additional Image

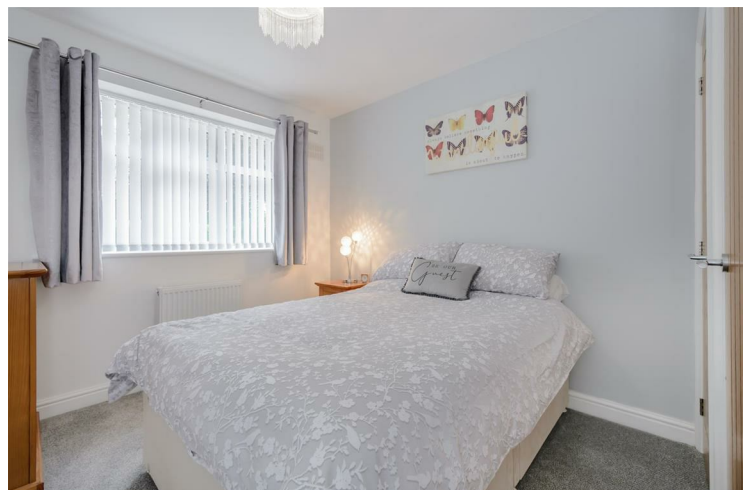


### Inner Lobby / Study Area



With a window to the side aspect, this large space is currently used as a study but be could equally be used to create another bedroom. With doors to two bedrooms and two further storage areas.

### Bedroom Two



With a window to the front aspect, built in wardrobes / storage cupboards, radiator.

### Bedroom Three



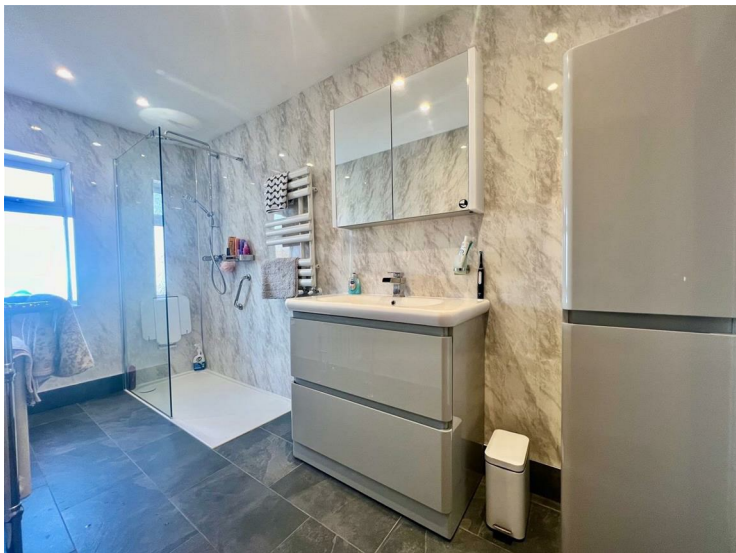
With a window to the front aspect, built in wardrobes / storage cupboards, radiator.

### Bathroom



With a window to the side aspect, the bathroom is fitted with a low level w/c, wash basin with storage under, and a walk in shower. Heated towel rail and radiator.

### Additional Image



### Annexe



This excellent addition to the property provides a further versatile area with an open plan living area and separate bathroom.

### Additional Image



### Additional Image



**Additional Image**



**Additional Image**



**Outside**



**Additional Image**



A particular feature of this property is the plot on which it sits. The generous and enclosed rear garden is laid mainly to lawn with mature surrounding borders which contain an array of flowers, plants and shrubbery. To the side of the property is a detached double garage and ample vehicular standing.

**Additional Image**



**Additional Image**



Additional Image



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### Offer Procedure

If you are obtaining a mortgage on this property, one of our qualified mortgage consultants will contact you to qualify the offer on behalf of our vendors.

In order to satisfy money laundering regulations Carlton Estates are required to carry out checks to verify each parties identity.

### Notes For Purchasers

While every reasonable effort is made to ensure the accuracy of descriptions and content, we should make you aware of the following guidance or limitations.

(1) MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your cooperation in order that there will be no delay in agreeing the sale.

(2) These particulars do not constitute part or all of an offer or contract.

(3) The measurements indicated are supplied for guidance only and as such must be considered incorrect.

(4) Potential buyers are advised to recheck the measurements before committing to any expense.

(5) Carlton Estates (Narborough) Ltd has not tested any apparatus, equipment, fixtures, fittings, or services and it is in the buyer's interests to check the working condition of any appliances.

## Mortgages

Independent Mortgage advice is available through this office. If you wish to speak to our Independent Financial Adviser, please call our office to arrange an appointment.

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**Ground Floor**  
Approx. 145.1 sq. metres (1561.6 sq. feet)



Total area: approx. 145.1 sq. metres (1561.6 sq. feet)

This Floor Plan and the Measurements are a guide Only.  
Plan produced using PlanUp.

