



Acacia Close, Leicester Forest East LE3 3PX

**£265,000 OFFERS OVER
Freehold**



FEATURES

- Extended Semi-detached house
- Driveway with Garage
- Lounge and Dining Room
- Kitchen Diner
- Popular location
- EPC Rating: C
- Garden
- Master Dressing Room
- Boiler fitted May 2021
- DRAFT DETAILS AWAITING
VENDOR APPROVAL

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Absolutely stunning extended three-bedroom home set on a corner plot located on the popular David Wilson site in Leicester Forest East. This home has plenty of space with a Living Room, Dining Room and Kitchen Diner. A particular feature is the extended master bedroom with walk in dressing room. Outside the garden wraps around three sides of the property with access to a driveway and single garage at the rear. Viewing is recommended.

As you enter this property you immediately access the entrance hall with stairs off to the first floor. Access can be gained to the Kitchen Diner or Living Room.

The Living Room is spacious with wooden floor, feature fireplace and a upvc window to the front elevation. Double wooden doors lead through to the Dining Room which also has wooden flooring, upvc window overlooking the garden and sliding patio doors leading to the patio area.

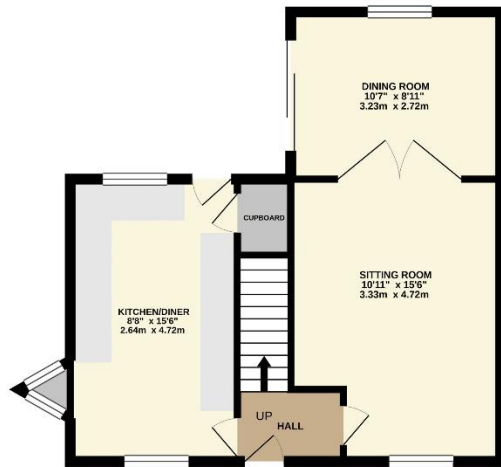
The Kitchen Diner is a perfect hub of the home. There are wall and base units with a worktop over. Benefitting from space for a range style cooker with extractor hood over and space for a washing machine with inset sink and drainer. There is a storage cupboard where the fridge freezer is kept. A polished tiled floor compliments the room with upvc windows to the front, side and rear elevations allowing the light to flow in. There is a wall mounted boiler installed May 2021 and a upvc door leads to the garden.

From the landing is access to three bedrooms, storage cupboard and a Bathroom. The extended master bedroom overlooks the rear of the property with walk in dressing room and built-in wardrobes. At the front of the property is the second bedroom with fitted wardrobes and a upvc window to the front elevation. Bedroom three is at the front of the property with upvc window. The Bathroom comprises double ended bath with mains mixer waterfall tap and electric shower over, basin on a vanity unit with mains mixer waterfall tap over, concealed cistern WC with dual flush, towel rail, upvc window to the side elevation and this room is fully tiled.

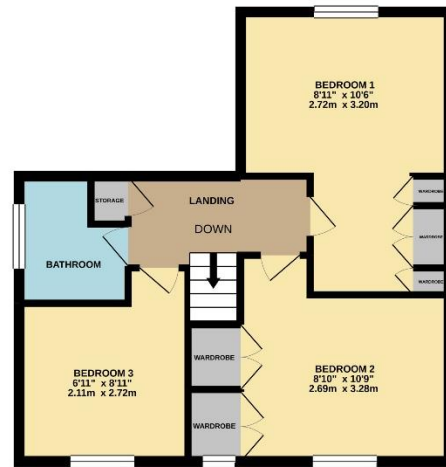
Outside at the front of the property is a garden laid to lawn with path which leads through a gate at the side of the property. At the rear of the property is a lovely garden laid to lawn with patio area and path which leads to a personnel door at the rear of the garage. At the rear of the garden there is a driveway and garage.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Property Particulars: These are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time, there may be reconnection charges for any switched off/disconnected or drained services or appliances. Some images have been taken using a fisheye lens.

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