



REZIDE
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UNION MILL CLOSE, LEICESTER





If you are looking for a contemporary detached family home which is presented in immaculate condition throughout then look no further. This modern build is located on an exclusive development within the convenient location of Earl Shilton. Offering plenty of local amenities and excellent commuter links. The property enjoys a prime location with open country views at the rear.







Enter through the composite glazed door to front elevation into the welcoming entrance hallway. The entrance hall is a striking feature of this contemporary home and features tiled flooring, feature ceiling lights, timber doors to two storage cupboards, W.C and to the living space. This property is perfectly established for modern living with open plan living/ kitchen/ dining space. The living/ dining portion of this space has carpeted flooring, feature ceiling lights, French double doors to side elevation allowing access to the enclosed garden and a beautiful bay window to front elevation which allows plenty of natural light into the bright and airy space. The kitchen is fully equipped with everything you could require, including; "shaker style" wall and base level storage units with timber effect laminate worksurfaces/ upstand over, inset electric double oven with gas hob and extractor over, inset stainless steel one and a half bowl sink with draining unit and







integrated dishwasher. The kitchen has tiled flooring and door through to utility room. The tiled flooring continues from the kitchen to the utility and there are further wall and base level units, space for fridge/freezer and space and plumbing for washing machine. There is external access via a UPVC glazed door to the rear elevation.

A return staircase rises from the entrance hallway to the first-floor landing. The landing has timber doors allowing access to all first-floor accommodation. The master bedroom is situated at the back of the property and enjoys a stunning view over open fields at the rear. The master bedroom has carpeted flooring and central heating radiator, multiple plug sockets and tv ariel point. There is a door accessing the ensuite bathroom which features tiling to floor and walls, low level flush W.C, wall mounted wash hand basin, central heating radiator and shower enclosure with wall mounted





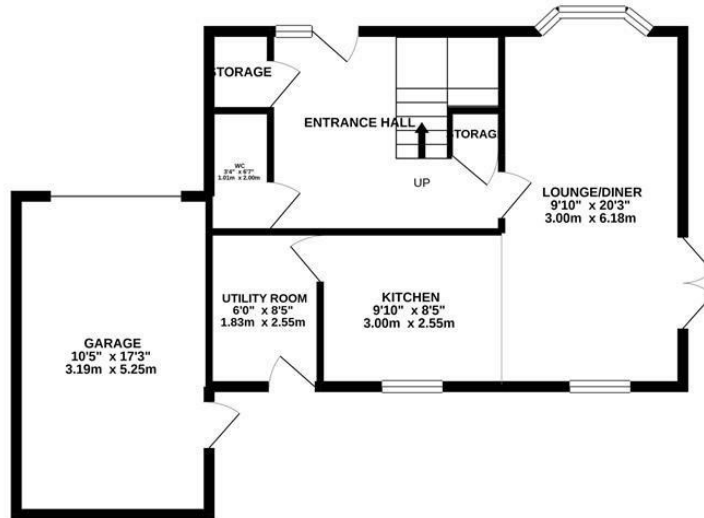
shower. The second bedroom is a double room with carpeted flooring, radiator, double glazed window to rear aspect with further open field views. There are two further bedrooms, one of which has been fitted with a range of sliding mirrored wardrobes and could easily be utilised as a dressing area or further bedroom. The family bathroom has tiling to flooring and partially tiled walls, wall mounted wash hand basin, low level flush W.C, fitted panel bath with shower over, central heating radiator and LED mirror/ storage cabinet.



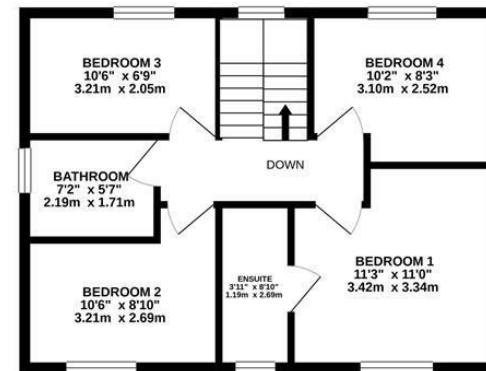
The property is situated on a private driveway with planted herb garden to the right-hand side. The property has its own off road parking space in front of the single garage. The property benefits from a low maintenance garden which is mainly at the side of the plot and is made up of laid lawn with gravelled border as well as a seating patio area. There is a slither of land at the rear which is covered in AstroTurf and makes an ideal BBQ zone/ childrens play area. The easy to maintain plot is the ideal place to entertain family and friends.



GROUND FLOOR
679 sq.ft. (63.1 sq.m.) approx.



1ST FLOOR
494 sq.ft. (45.9 sq.m.) approx.



TOTAL FLOOR AREA : 1173 sq.ft. (108.9 sq.m.) approx.

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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