



- DETACHED FOUR BED EXECUTIVE HOUSE
- DETACHED DOUBLE GARAGE
- GATED ACCESS
- GENEROUSLY SIZED GARDEN
- STUDY

- GENEROUS PLOT
- SPACIOUS ROOMS
- AMPLE OFF ROAD PARKING
- GARAGE ROOM
- COUNCIL TAX BAND - G

Price guide £975,000



This substantial four bedroom detached family home is located within a desirable location and has gated access. The property offers an eye-catching design and comprises of an Entrance Hall, Study, WC, Living Room, Kitchen/Dining/Lounge, Utility, Pantry, First Floor Landing, Four Double Bedrooms, Two En-Suites and a Jack and Jill Bathroom. To the outside there is a mature and eye-catching spacious garden as well as ample off road parking that leads to a Detached Double Garage that benefits from a Utility, WC and Room above. The ground floor also benefits from under floor heating. PLEASE VIEW OUR VIRTUAL TOURS FOR MORE DETAIL.

ENTRANCE HALL

24'8 x 10'6 (7.52m x 3.20m)

With a bespoke staircase that leads to the first floor landing, under stairs cupboard, power point and doors to

STUDY

15'7 x 10'10 (4.75m x 3.30m)

There are windows to the front and side aspects and power points.

WC

Comprising a low level WC, Wash hand basin and a Window to the side aspect.

LIVING ROOM

20'4 into bay x 17'10 (6.20m into bay x 5.44m)

Having a bay fronted window, TV point, log burner with feature surround, windows to the side and doors to:

KITCHEN/DINING/LOUNGE

31'2 - 15'6 x 28' - 13'5 (9.50m - 4.72m x 8.53m - 4.09m)

An impressive room that benefits from windows to the side and rear aspects, patio doors to the side and rear aspects, wall and base units with stone work surfaces, sink with mixer tap and drainer, integral oven, hob microwave, hob and extractor fan, integral fridge, dishwasher, power points and a door to:

UTILITY

13'6 x 8'6 (4.11m x 2.59m)

Having a range of wall and base units with work surfaces, sink with a mixer tap, plumbing for a washing machine, power points, door to the rear garden and a door to:

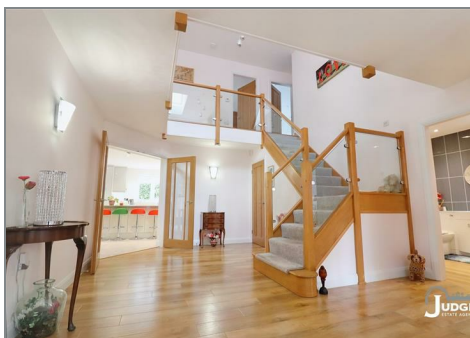
WALK IN PANTRY

7'1 x 6'10 (2.16m x 2.08m)

Having power points.

FIRST FLOOR LANDING

A spacious landing with windows and Velux window to the front aspect, power point, radiator, walk in airing cupboard and doors to:





BEDROOM

17'10 x 16'11 (5.44m x 5.16m)

Benefiting from windows to the front aspect, radiator, power points and doors to:

WALK IN DRESSING ROOM

7'8 x 7'5 (2.34m x 2.26m)

Having power point and loft access.

EN-SUITE

Comprising a low level WC, Wash hand basin, Walk in Shower, Window to the side aspect, under floor heating and a Heated towel rail.

BEDROOM

16'8 x 16'5 - 11'9 (5.08m x 5.00m - 3.58m)

There is a window to the rear aspect, radiator, power points and a door to the walk in wardrobe (7'9 x 3'10) and a door to:

EN-SUITE

Comprising a low level WC, Wash hand basin, Walk in Shower, Under floor heating, Heated towel rail, Complimentary tiling and a Window to the side aspect.



BEDROOM

15'5 x 11'5 - 10'11 (4.70m x 3.48m - 3.33m)

With a window to the front aspect, radiator, power points and a door to a walk in wardrobe.

BEDROOM

14'3 x 13'1 (4.34m x 3.99m)

Benefiting from a window to the rear aspect, radiator, power points and a door to:

BATHROOM

13' x 8'5 (3.96m x 2.57m)

Comprising a low level WC, Wash hand basin, Free standing Bath, Walk in Shower, Window to the rear aspect, Under floor heating, Complimentary tiling and a Heated towel rail.

GARDEN

There is a patio to the rear and then an extensive laid to lawn area that surrounds around the side, enjoying a variety of shrubs, plants, trees and flowers. There is a seating area to one of the corners also.

PARKING

Accessed via remote gates allows you access to ample off road parking where you will find an 'EV CHARGER' for electric vehicles that also then leads to:

DOUBLE GARAGE

21'4 x 18'2 (6.50m x 5.54m)

Having two electric doors, power and lighting as well as windows to the side aspects. There is access also to a Utility area with a work surface housing a sink with mixer tap as well as base units. There are stairs leading to the Garage room and whilst on the ground floor, from the Utility area there is a door to a WC Comprising a low level WC, Wash hand basin and a Window.

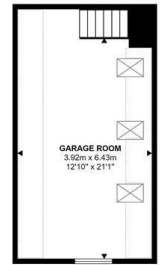
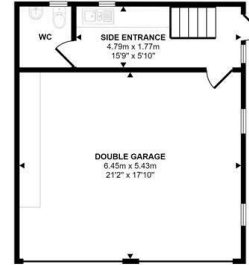
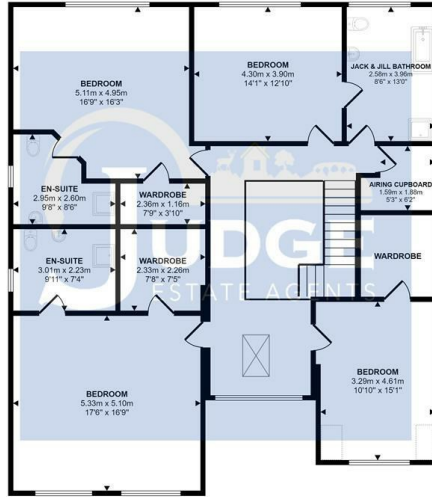
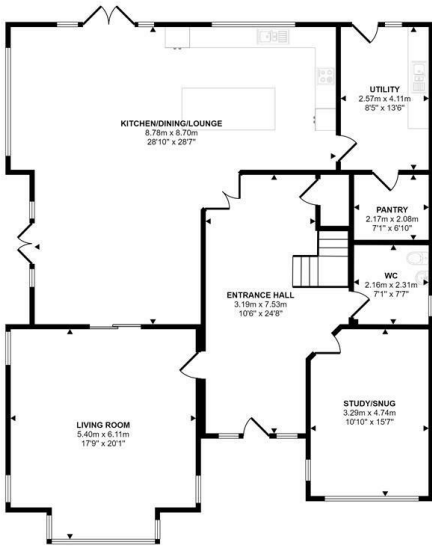
GARAGE ROOM

24'3 x 13'9 (7.39m x 4.19m)

Benefiting from a window to the front aspect and Velux windows as well as power points.



Approx Gross Internal Area
395 sq m / 4248 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Magic Strategy 360.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		86	90
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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