



## 7 Mattock Drive, Leicester, LE8 8EE

The Regent is a stunning five-bedroom detached home set over three floors. There's an impressive open-plan kitchen/breakfast/family room with French doors leading out to the garden. Both the living room and dining room have attractive bay windows. Two of the four bedrooms on the first floor share a Jack and Jill bathroom and the other two have use of the bright family bathroom. The master bedroom suite has the second floor all to itself, making a wonderful sanctuary.

**Price £484,995**

# 7 Mattock Drive

Fleckney, Leicester, LE8 8EE



- Five bedroom detached home
- Bedroom one with en suite & Bedroom two and three with Jack and Jill en suite
- Popular Appleyard Development
- Open plan family/breakfast and kitchen with French doors leading to the garden
- Driveway with garage
- Part exchange welcome
- Front-aspect living room with bay window
- Positioned with open views to the front
- Viewing strongly advised

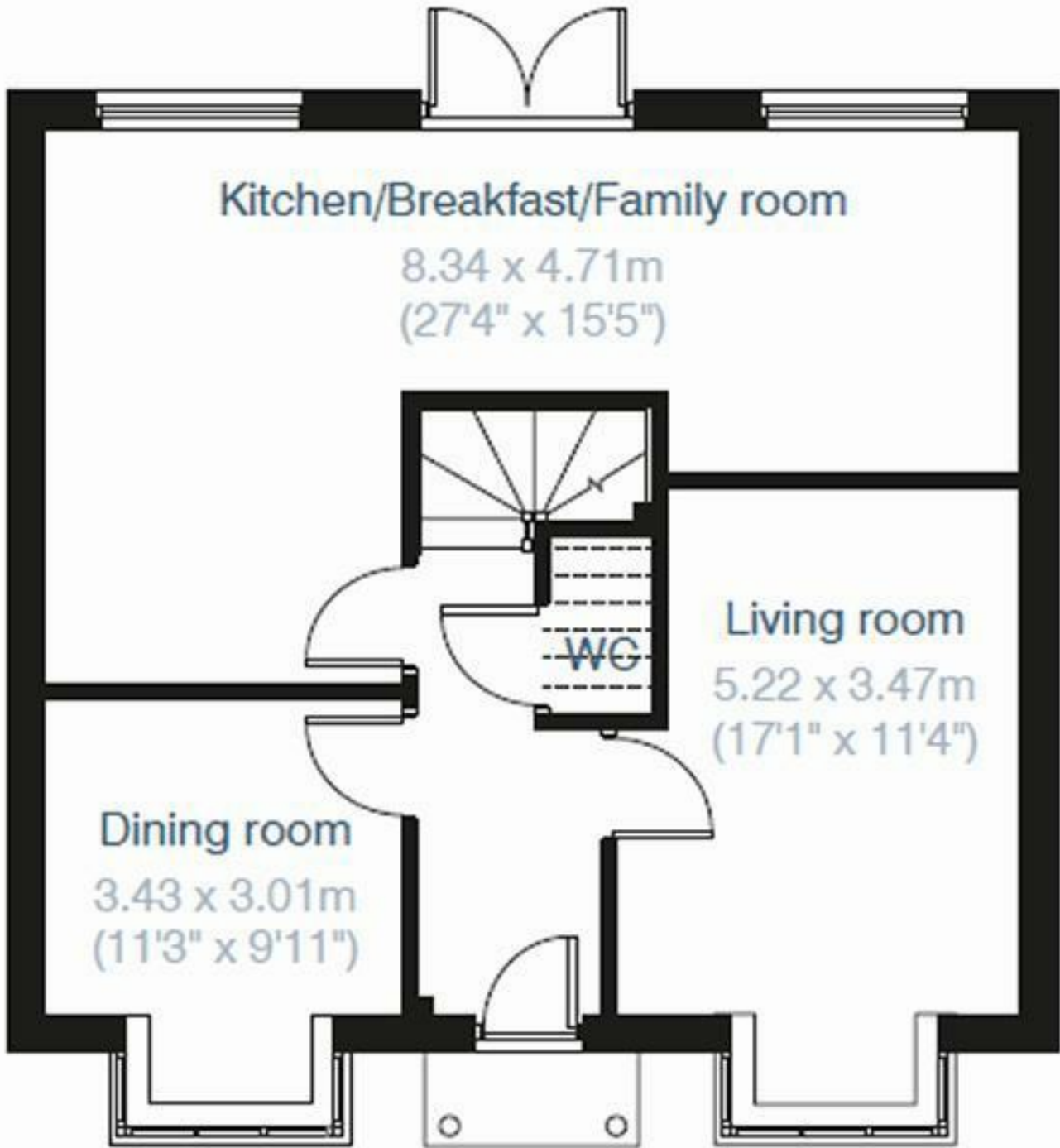


## Directions





# Floor Plan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		
<p>Very energy efficient - lower running costs</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not energy efficient - higher running costs</p>	87	93	<p>Very environmentally friendly - lower CO<sub>2</sub> emissions</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not environmentally friendly - higher CO<sub>2</sub> emissions</p>	
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC