



6 Edgeley Close
Leicester, LE3 9EX

£550,000

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Brief Description

Welcome to this **SUBSTANTIAL FIVE-BEDROOM HOUSE**, located in a peaceful **CUL-DE-SAC** offering easy access to Leicester City Centre. Spread over 1828sqm, this substantial home offers **OPEN PLAN LIVING** with an abundance of natural light. The **QUALITY KARNDEAN FLOORING** throughout the ground floor adds a touch of elegance to the modern accommodation found within this wonderful family home offering a wealth of **SPACIOUS AND CONTEMPORARY ACCOMMODATION** THROUGHOUT.

The wooden floors in the bedrooms create a clean, warm, and inviting atmosphere. Having a **SUBSTANTIAL MASTER BEDROOM** boasting a range of fitted wardrobes along with **FOUR ADDITIONAL DOUBLE BEDROOMS**, there is plenty of space for a growing family. Two bedrooms benefit from **REFITTED EN-SUITE SHOWER ROOMS** whilst a **CONTEMPORARY FAMILY BATHROOM** suite concludes the homes extensive first floor.

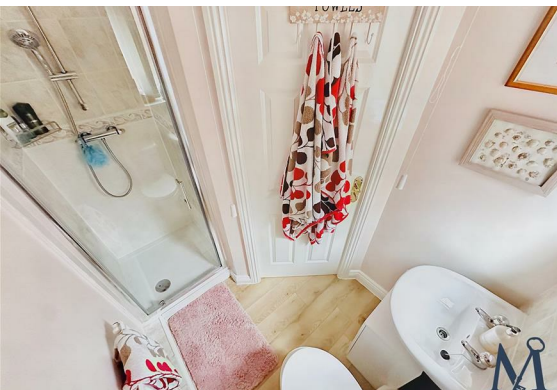
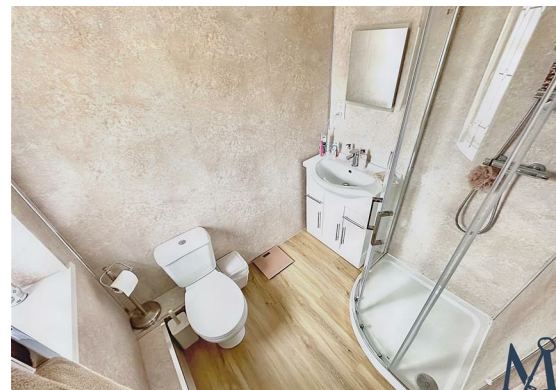
The spacious **MODERN DINING KITCHEN** is perfect for hosting dinners, and the integrated double oven, grill, and microwave make cooking a breeze. The **SEPARATE UTILITY ROOM** is a convenient addition providing practical integral access to the homes double garage. The **KARNDEAN HERRINGBONE STYLE FLOORING** flows seamlessly into the open plan kitchen diner, which features French doors leading to the garden.

Outside, you'll find a **LARGE EASILY MAINTAINED REAR GARDEN** with a feature pond, providing a tranquil space to relax. The paved patio and large decked patio are perfect for outdoor entertaining. **DRIVE PARKING FOR SEVERAL VEHICLES** and a **DOUBLE GARAGE** ensure ample parking for all the family along with storage.

The location of this property is ideal, with **EASY ACCESS TO LEICESTER CITY CENTRE**. Nearby, you'll find a variety of pubs, restaurants, and shops, ensuring all your needs are met. The **A46/M1 motorway** is also conveniently close for those commuters.

Don't miss out on the opportunity to view this impressive home. Contact Maynard Estates today to schedule your private viewing.





ON THE GROUND FLOOR

Entrance Hall

Ground Floor WC

Living Room

11'0" x 16'2" (3.35m x 4.93m)

Dining Room

11'1" x 12'8" (3.38m x 3.86m)

Kitchen Diner

20'10" x 9'2" (6.35m x 2.79m)

Utility Room

6'6" x 5'9" (1.98m x 1.75m)

ON THE FIRST FLOOR

Galleried Landing

Master Bedroom

15'2" x 12'7" (4.62m x 3.84m)

En-Suite

5'3" x 6'6" (1.60m x 1.98m)

Bedroom Two

11'8" > 7'3" x 13'7" (3.56m > 2.21m x 4.14m)

En-Suite Two

7'3" x 4'10" (2.21m x 1.47m)

Bedroom Three

11'4" x 8'8" (3.45m x 2.64m)

Bedroom Four

8'8" x 9'4" (2.64m x 2.84m)

Bedroom Five

11'0" x 7'10" (3.35m x 2.39m)

Family Bathroom

7'10" x 6'6" (2.39m x 1.98m)

ON THE OUTSIDE

Front Garden

Rear Garden

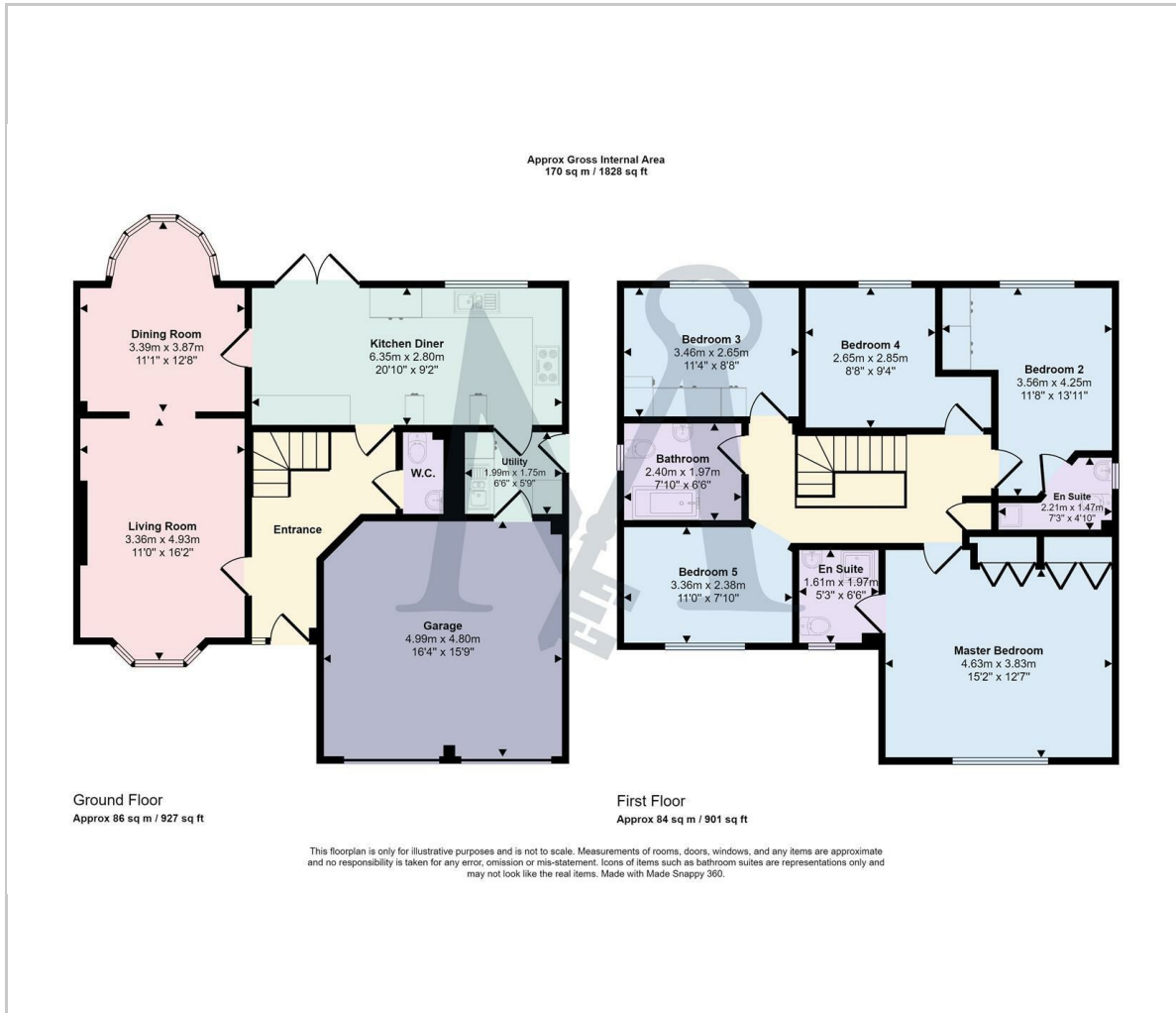
Driveway

Double Garage

15'2" x 12'7" (4.62m x 3.84m)



Floor Plan



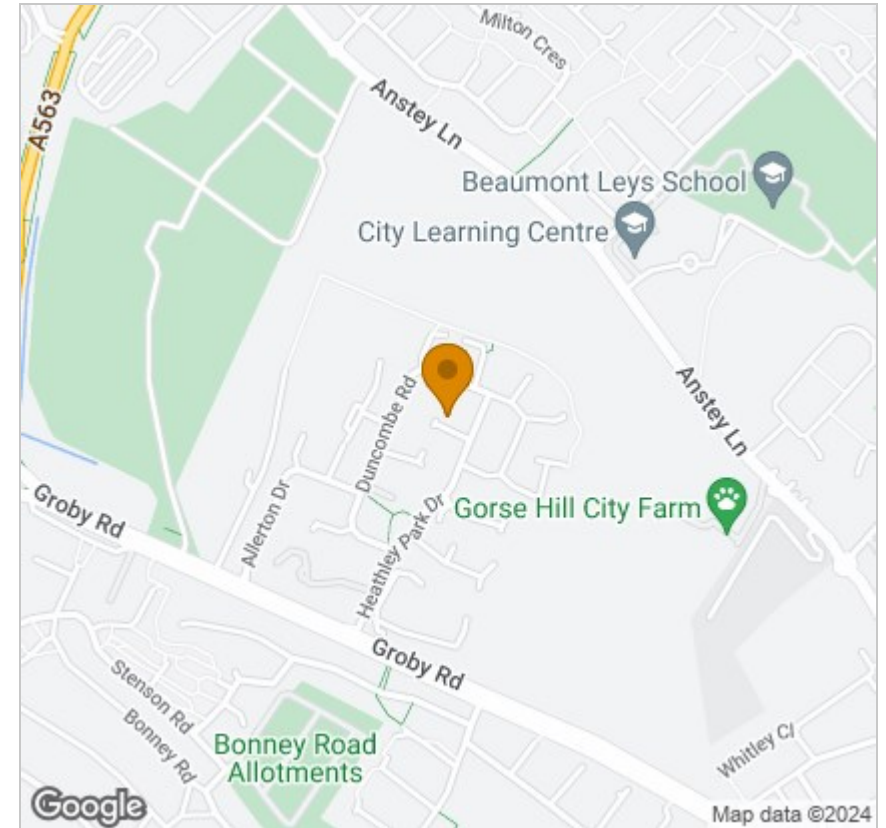
Viewing

Please contact our Maynard Estates Office on 01530 682886 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

