



**Gwendolen Road, Crown Hills, Leicester, LE5 5FJ**

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**ANDREW  
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# Property Description

This wonderful 4 bedroom detached property has been thoughtfully extended and sits on a highly enviable plot in Evington. Offering purchasers multiple reception rooms, a large kitchen/diner and 3 separate shower rooms alongside an excellent location just a short walk from Leicester General Hospital; as well as close proximity to local amenities including places of worship, shops and schools; this property is a real must see.

Set back from the road behind a dedicated driveway and additionally paved parking area, the property features an entrance porch which then opens into a light and welcoming entrance hallway. At the front, there is a spacious yet cosy lounge benefitting from a front facing bay window, opening the space and allowing plenty of natural light to come flooding in. At the back, there is another vast reception area opening directly onto the extended kitchen/diner with access to a separate utility room. The downstairs portion of the home is completed by a WC and shower room alongside an integral garage.

Upstairs, the master bedroom sits above the garage and features a stylish and modern ensuite shower room. There are two additional double bedrooms alongside a well sized single room and contemporary family bathroom. Outside, purchasers will find a large and private rear garden, mainly laid to lawn.

Ideally located within easy access of schools, amenities and a short drive into the city centre, Gwendolen Drive is a real must see.







## Key Features

- Extended family kitchen/diner
- Multiple, spacious reception rooms
- Three total bathrooms, a family bathroom, ensuite and downstairs shower room
- Large, low maintenance rear garden
- Private off road parking for multiple vehicles
- Popular location close to amenities and transport links
- Short walk from Leicester General Hospital
- Multiple double bedrooms
- Utility room and integral garage
- Field views

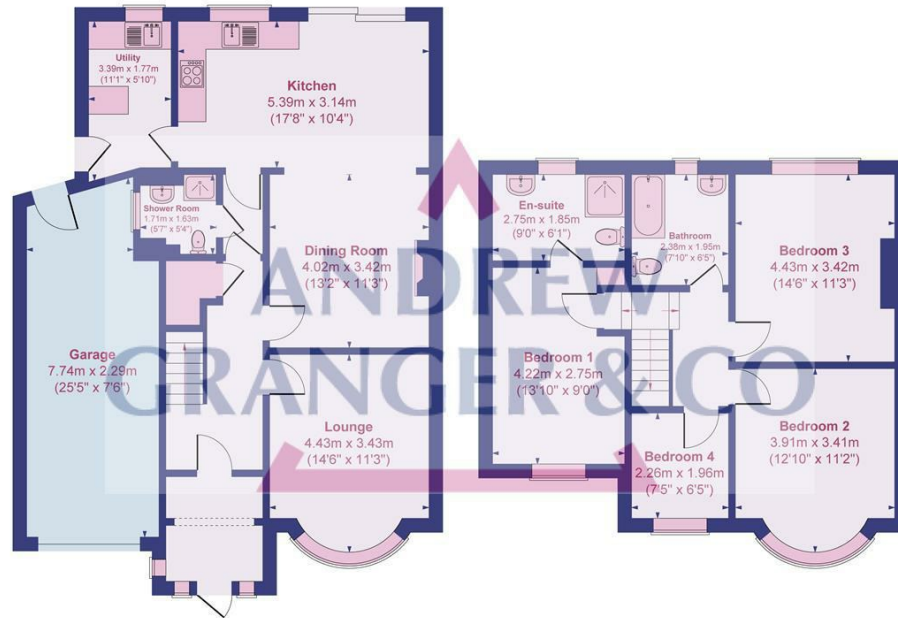
**£440,000**







Approximate Gross Internal Area  
 132.2 sq. m. (1423 sq. ft.)  
 Garage At 20.2 sq. m. (217 sq. ft.)  
 Total 152.4 sq. m. (1640 sq. ft.)



**Ground Floor**  
 Floor area 70.7 sq. m. (761 sq. ft.) approx.  
 Garage 20.2 sq. m. (217 sq. ft.) approx.

**First Floor**  
 Floor area 61.5 sq. m. (662 sq. ft.) approx.

Not to scale for layout reference only. All Measurements are Approximate Produced by As built Energy Surveys for Andrew Granger & Co orders@asbuiltenergysurveys.co.uk



EPC Rating - E

Tenure - Freehold

Council Tax Band - C

Local Authority  
 Leicester (city of)

We routinely refer clients to both our recommended Legal Firm and a panel of Financial Services Providers. It is your decision whether you choose to deal with these companies. In making that decision, you should know that we receive a referral fee





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