



Connells

Edgeley Close
Leicester



Property Description

Located in a tranquil Cul-de-sac, the property enjoys a peaceful ambiance, yet is conveniently close to local shops, places of worship, major transport links, and esteemed schools, including English Martyrs.

As you enter the property you are welcomed by an entrance hallway offering access to the ground floor areas of the property, with a fitted double wardrobe, hardwood flooring and access to a downstairs w/c and under stair storage. The dining room can be found at the front of the property with hardwood flooring and double-glazed windows.

As you proceed towards the rear of the property you will find the kitchen/diner with fitted worktops and integrated appliances as well as access to the utility room and sliding door access to the garden.

The living area is accessed through an opening from the entrance hall offering spacious living with sliding door access to the extended conservatory with double glazing throughout and a 360 view of the garden.

Ascending the stairway, you'll discover a generous landing area that leads to five bedrooms. Bedrooms one and three, both spacious double bedrooms, are located at the front, offering privacy and elegance. Bedroom one boasts the luxury of an en-suite & dressing area. The rear of the property houses three more bedrooms, including a two double, one with an en-suite and one cozy single bedrooms, all thoughtfully designed to cater to various needs. The first floor is perfected by a tiled Family Bathroom.

Ground Floor

Hall

8' 1" x 4' 6" (2.46m x 1.37m)

Under Stair Storage

5' 2" x 5' 10" (1.57m x 1.78m)

Kitchen / Breakfast Room

22' 2" x 8' 5" (6.76m x 2.57m)

Consisting of fitted modern worktops with integrated appliances, tiled flooring, and enough room for a dining table with sliding door access to the garden and grants access to the utility room

Utility Room

6' 7" x 5' 5" (2.01m x 1.65m)

Having a sink unit, a radiator, a boiler, double glazed window & door to the rear garden

Lounge Room

12' 4" x 16' 11" (3.76m x 5.16m)

Consisting of hardwood flooring, a wall mounted radiator and sliding door access to the rear conservatory

Dining Room

12' 4" x 10' 9" (3.76m x 3.28m)

Consisting of hardwood flooring, double-glazed windows & a wall mounted radiator with enough room to fit a large dining table

Toilet

5' 2" x 2' 11" (1.57m x 0.89m)

Having a hand wash basin, radiator & toilet

Conservatory

14' 5" x 13' 2" (4.39m x 4.01m)

Rear extended conservatory with 360 view of the garden consisting of hardwood flooring and double-glazing throughout

Double Garage

17' 8" x 18' 4" (5.38m x 5.59m)

30.24 (sq. m.)

First Floor

Landing

15' 6" x 9' 8" (4.72m x 2.95m)

Bedroom 1

16' 11" narrowing to x 11' 6" (5.16m narrowing to x 3.51m)

Consisting of double-glazed windows, fitted double wardrobes, carpeted flooring & access to the dressing area

Dressing Area

6' 9" x 5' 6" (2.06m x 1.68m)

Having a fitted wardrobe

En-Suite

6' 9" x 6' 2" (2.06m x 1.88m)

Having a shower, sink, toilet and double-glazed window

Bedroom 2

10' 6" x 14' 2" (3.20m x 4.32m)

Consisting of fitted fixtures as well as carpeted flooring and a front facing double-glazed window

En-Suite

5' 5" x 5' 4" (1.65m x 1.63m)

Having a shower, sink, toilet and double-glazed window

Bedroom 3

12' 3" x 12' 3" (3.73m x 3.73m)

Consisting of double-glazed windows, fitted double wardrobes, hardwood flooring

Bedroom 4

9' 10" x 9' 4" (3.00m x 2.84m)

Consisting of hardwood flooring & a double-glazed window

Bedroom 5

8' 3" x 9' 4" (2.51m x 2.84m)

Consisting of hardwood flooring and a double-glazed window

Bathroom

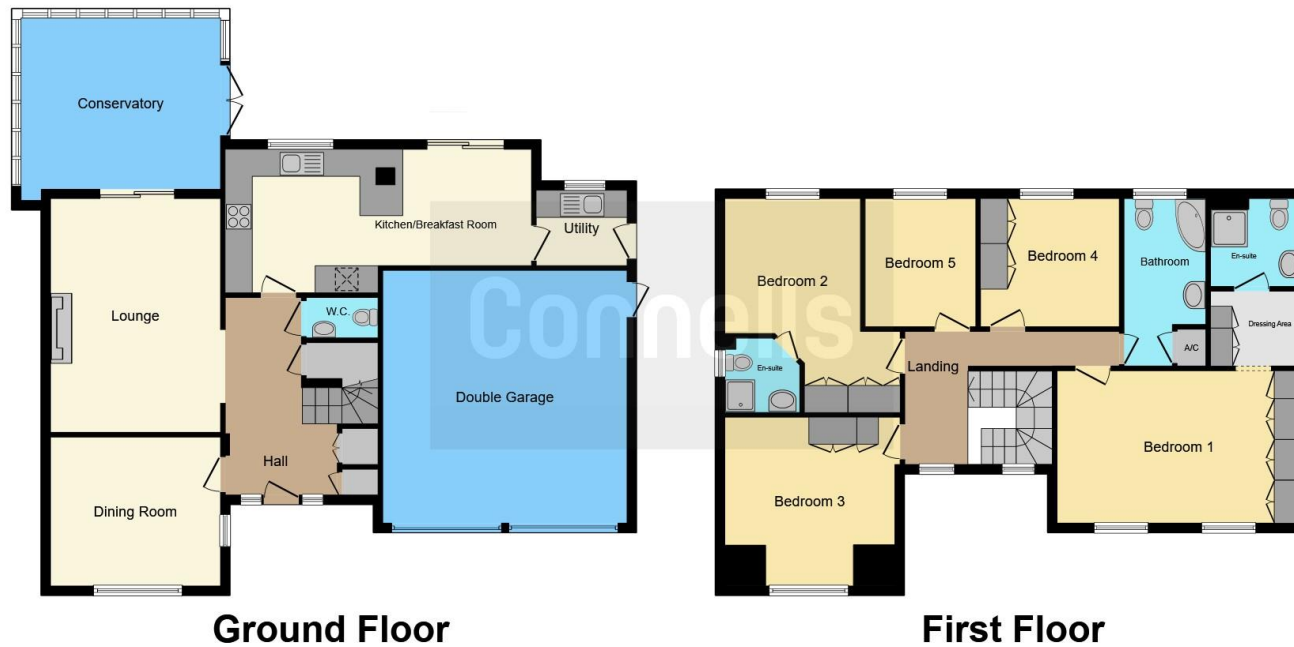
6' x 11' 10" (1.83m x 3.61m)

Tiled family bathroom inclusive of a bath/shower, sink, toilet, double-glazed window and storage cupboard with water tank









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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Tenure: Freehold



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