





## Property Description

An exceptionally well presented and extended six bedroom detached home perfect for growing families and must be viewed in person to truly appreciate the size of the accommodation on offer. The property in brief comprises of entrance porch and hall, lounge diner, kitchen and utility/ wc as well as a ground floor bedroom which could also be utilised as an additional reception room or study. Upstairs are five bedrooms and a bathroom. Situated within walking distance to an array of local amenities available on Watergate Lane as well as local schooling, the plot offers a driveway to the front with a lawned garden to the rear. The property is well placed for access to the motorway, M69 and A46 and is within close proximity to Fosse Park Shopping and therefore an immediate viewing comes highly recommended.

### Entrance Porch

### Hallway

### Lounge / Diner

23' 11" x 12' ( 7.29m x 3.66m )

### Sitting Area

10' 9" x 6' 9" ( 3.28m x 2.06m )

### Reception 3 / Bed 6

17' 2" x 6' 10" ( 5.23m x 2.08m )

### Breakfast Kitchen

16' 9" x 15' 1" ( 5.11m x 4.60m )

### Utility/W.C.

### First Floor Landing

### Bedroom One

19' 7" x 10' 9" ( 5.97m x 3.28m )

### Bedroom Two

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

### Bedroom Three

15' 5" x 7' 1" ( 4.70m x 2.16m )

### Bedroom Four

15' 10" x 6' 11" ( 4.83m x 2.11m )

### Bedroom Five

9' x 7' 10" ( 2.74m x 2.39m )

### Bathroom







To view this property please contact Connells on

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**EPC Rating: C**

Tenure: Freehold

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