



**Connells**

Excalibur Close  
Leicester Forest East Leicester



## Property Description

### **\*\*Executive Four-Bedroom Detached Family Home in a Sought-After Cul-De-Sac Location\*\***

Built by the renowned David Wilson Homes, this impressive executive residence offers spacious and versatile accommodation perfectly suited to modern family living. Set within a quiet cul-de-sac, the home enjoys excellent kerb appeal, generous parking, and beautifully landscaped gardens.

On the ground floor, a welcoming entrance hall leads to four reception rooms, providing superb flexibility for day-to-day life and entertaining—think bay-fronted lounge, formal dining room, dedicated study, and a light-filled conservatory. The heart of the home is the fitted breakfast kitchen with integrated appliances, complemented by a practical utility room and downstairs WC.

Upstairs, you'll find four well-appointed bedrooms, all with fitted wardrobes. Two bedrooms enjoy their own en-suite shower rooms, and there is a stylish family bathroom serving the remaining bedrooms.

To the front, the property features attractive landscaped gardens, a double garage, and a driveway providing parking for multiple vehicles. The enclosed rear garden is landscaped and includes a patio area, ideal for relaxation and outdoor entertaining.

Viewing is highly recommended to fully appreciate the size, quality, and setting of this superb family home.

### **Entrance Porch and Hallway**

Step through the entrance porch into a welcoming hallway, complete with a radiator for comfort and stairs rising to the first floor. This inviting space sets the tone for the rest of the home, offering a practical and stylish introduction.

### **Cloakroom**

A neatly presented cloakroom comprising a low-level wc, wash hand basin, and extractor fan, complemented by a radiator for added comfort. A practical addition to the ground floor, ideal for guests.

### **Lounge**

A beautifully appointed bay-fronted living room featuring a cast iron fireplace with surround, creating a charming focal point. French doors open seamlessly into the dining room and provide access back to the hall, enhancing the flow of the space. Finished with coving to the ceiling, this room offers a classic touch, complemented by a telephone point, two radiators, and a double-glazed bay window to the front elevation, flooding the room with natural light.

### **Dining Room**

An inviting dining space featuring a sliding glazed patio door that opens directly onto the rear garden, creating a bright and airy atmosphere. Finished with coving to the ceiling for a touch of elegance and a radiator for comfort, this room is perfect for family meals or entertaining guests.

## Conservatory

A spacious conservatory featuring double-glazed windows throughout, offering extensive views and access to the rear garden via French doors. This light-filled space is ideal for relaxing or entertaining, allowing you to enjoy the outdoor scenery all year round.

## Study

A versatile study room positioned at the rear of the property, featuring a double-glazed window to the rear elevation that provides plenty of natural light. Finished with coving to the ceiling and a radiator, this space is ideal for a home office or quiet reading area.

## Breakfast Kitchen

A well-appointed breakfast kitchen fitted with a range of light oak wall and base units complemented by roll-top work surfaces. Features include a one-and-a-half bowl single drainer sink unit, built-in double fan-assisted oven, hob with extractor hood, and plumbing for a dishwasher. A double-glazed window to the rear elevation provides natural light, while a radiator ensures comfort. This space is perfect for casual dining and everyday family living.

## Utility Room

A practical utility space featuring a single drainer sink unit with base cupboards beneath, complemented by a further built-in cupboard for additional storage. The room houses the central heating boiler and offers plumbing for a washing machine, along with a radiator for warmth. A door leading to the rear garden provides convenient outdoor access.

## First Floor Landing

A convenient airing cupboard housing the hot water tank, ideal for linen storage and airing clothes. Also provides access to the loft area, offering additional storage potential.

## Bedroom One

A generously sized master bedroom featuring a double-glazed window to the front elevation, allowing plenty of natural light. Includes built-in wardrobes for ample storage, a dressing table, and a radiator for comfort. This elegant space offers both practicality and style.

## Bedroom Two

A bright and comfortable second bedroom featuring a double-glazed window to the front elevation, built-in wardrobes for convenient storage, and a radiator for warmth. Perfect as a guest room or additional family bedroom.

## Bedroom Three

A well-proportioned bedroom positioned at the rear of the property, featuring a double-glazed window to the rear elevation for natural light. Includes built-in wardrobes for storage and a radiator for comfort—ideal as a child's room or guest bedroom.

## Bedroom Four

Situated at the rear of the property, featuring a double-glazed window to the rear elevation for a pleasant outlook. Includes built-in wardrobes for practical storage and a radiator to ensure warmth. Ideal as a child's bedroom, guest room, or home office.

## Bathroom

A well-appointed family bathroom comprising a low-level wc, wash hand basin, panelled bath, and a separate shower cubicle. Finished with chrome-plated fittings, shaver point, and half-tiled walls for a clean, modern look. A radiator provides warmth, and a double-glazed window to the rear elevation ensures natural light and ventilation.

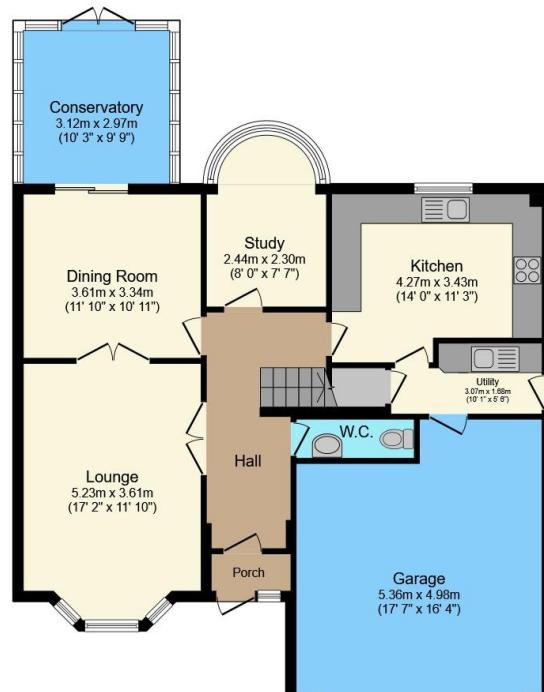
## Outside

To the front, the property benefits from a double garage with twin up-and-over doors and ample parking for vehicles, complemented by an open-plan lawn that enhances the kerb appeal.









**Ground Floor**



**First Floor**

Total floor area 201.8 m<sup>2</sup> (2,172 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

**Connells**

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EPC Rating: C    Council Tax  
Band: F

Tenure: Freehold

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