



Connells

Edgehill Close
Great Glen Leicester



Property Description

Nestled in a desirable neighbourhood, this spacious four bedroom semi-detached family home offers tremendous potential for those looking to add their personal touch. With a traditional layout, the property features a welcoming entrance hall leading to a generous living room, perfect for family gatherings. The kitchen, while functional, is ripe for modernisation and can be transformed into a contemporary culinary space. Upstairs, you'll find four well-proportioned bedrooms, each with ample natural light and storage options. The family bathroom presents an opportunity for an upgrade to suit your style. Outside, the private garden offers a peaceful retreat, ideal for outdoor entertaining or play. Off-street parking adds to the convenience of this home. This property is perfect for families seeking a project to create their dream home in a friendly community, close to local amenities, schools, and parks. Don't miss the chance to make this house your own!

Entrance Porch

Open Plan Lounge

16' 8" x 12' 3" (5.08m x 3.73m)

Decorative surround providing a pleasant focal point for the room with tiled hearth, radiator, connection for gas. dog leg staircase with slatted balustrade leading to first floor landing.

Open Plan Dining Room

11' 7" x 7' 5" (3.53m x 2.26m)

Dining room with sliding doors to conservatory.

Conservatory

9' 7" x 7' 6" (2.92m x 2.29m)

Double glazed conservatory with sliding doors for access and views of the rear garden.

Kitchen

10' 4" x 8' 8" (3.15m x 2.64m)

Fitted with a range of eye and base level units with tiled work tops, stainless steel sink and drainer, gas hob, built in electric oven and grill, display shelving, complimentary tiling to water sensitive areas, double glazed window to rear elevation, inset wine rack, space for fridge, space and plumbing for automatic washing machine.

Sitting Room

12' 9" x 7' 9" (3.89m x 2.36m)

Additional reception room ideal for entertaining or can be utilised as a playroom. Sliding patio doors out to rear garden.

First Floor Landing

With airing cupboard housing hot water tank with additional linen storage space over, loft access hatch leading to a part boarded loft space with loft ladder.

Bedroom One

13' 7" x 10' 4" (4.14m x 3.15m)

Master double bedroom with decorative archway, radiator central heating and window to front elevation.

Dressing Room

7' 7" x 5' 5" (2.31m x 1.65m)

Master bedroom dressing room with fitted wardrobes.

En-Suite

Master bedroom en-suite comprising shower cubicle, wash hand basin and low level wc with window to side elevation.

Bedroom Two

11' 6" x 10' (3.51m x 3.05m)

Double bedroom with radiator central heating and window to front elevation,

Bedroom Three

11' 5" x 8' 6" (3.48m x 2.59m)

Double bedroom with radiator central heating and window to rear elevation.

Bedroom Four

10' 5" x 7' 8" (3.17m x 2.34m)

Small double room with radiator central heating and window to rear elevation.

Bathroom

Family bathroom comprising a paneled bath, wc and pedestal wash hand basin with window to rear elevation.









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