

Kingfisher Close, Great Glen Leicester LE8 9DG



welcome to

Kingfisher Close, Great Glen Leicester

Four bedroom detached house on Kingfisher Close. Accommodation comprises entrance hall, lounge, dining room, kitchen, utility room & WC. Off the first floor landing there are four bedrooms family bathroom and ensuite. Outside there is ample parking for multiple vehicles and double garage.













Entrance Hall

Having a radiator, wood effect flooring and stairs to first floor landing.

Lounge

12' x 23' (3.66m x 7.01m)

Featuring a fireplace, mantle & hearth, TV point, two radiators, double glazed bay window to the front, two double glazed windows to the side, double glazed door to the garden and glazed double doors to the:

Dining Room

11' x $1\overline{2}$ ' (3.35m x 3.66m) There is a radiator and double glazed bay window to rear.

Kitchen Breakfast Room

10' x 11' 11" (3.05m x 3.63m)

Fitted with a range of wall and base units with corinne worktops, tiled splashbacks, one and a half bowl sink and drainer, NEFF double oven, NEFF induction hob & extractor, integrated fridge, integrated dishwasher, radiator, spotlights and double glazed window.

Utility

5' 11" x 8' (1.80m x 2.44m)

Having wall and base units, tiled splashbacks, single drainer sink, radiator, electric consumer unit, boiler cupboard and door leading to the rear garden.

WC

Fitted with a wash hand basin with storage under, WC, radiator and double glazed frosted window.

First Floor Landing

Having a radiator and access to the loft.

Bedroom One

 $12^{\prime} \times 13^{\prime}$ into wardrobes ($3.66m \times 3.96m$ into wardrobes) There are fitted wardrobes, radiator and double glazed window.

Ensuite

6' 10" x 12' (2.08m x 3.66m)

Fitted with a double shower cubicle with shower over and glazed screen, his 'n' hers wash hand basins with mirrors over, WC, heated towel rail, wood effect flooring and double glazed frosted window.

Bedroom Two

10' \times 15' (3.05m \times 4.57m) Having fitted wardrobes, radiator and double glazed window.

Bedroom Three

9' 10" x 10' (3.00m x 3.05m) There are fitted wardrobes with dressing table, radiator and double glazed window.

Bedroom Four

6' x 13' (1.83m x 3.96m) Having a radiator and double glazed window.

Bathroom

 $7' \times 8'$ (2.13m x 2.44m) Fitted with a suite comprising of bath with shower over, pedestal wash hand basin, WC, partly tiled walls, radiator, wood effect flooring and double glazed frosted window.

Outside Front

To the front of the property there is a driveway providing parking for multiples vehicles and lawn area.

Double Garage

17' x 17' 1" ($5.1\overline{8}m \times 5.21m$) Having twin electric up and over doors, power and lighting, double glazed window and door.

Rear Garden

There is a well-maintained south facing garden.





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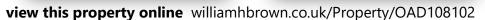
- Quiet end of Close location
- Two Reception Rooms
- Kitchen & Utility Room
- Four Bedrooms, Bathroom & Ensuite
- Chain Free

Tenure: Freehold EPC Rating: C

offers over **£500,000**











Please note the marker reflects the postcode not the actual property



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