



**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 12' ( 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' x 13' into wardrobes ( 3.66m x 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' x 15' ( 3.05m x 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' x 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" ( 5.18m x 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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## **Kingfisher Close, Great Glen Leicester**

- 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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Property Ref:  
OAD108102 - 0004

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william h brown



**0116 271 9671**



[oadby@williamhbrown.co.uk](mailto:oadby@williamhbrown.co.uk)



42 The Parade, Oadby, LEICESTER,  
Leicestershire, LE2 5BF



**[williamhbrown.co.uk](http://williamhbrown.co.uk)**