



Warren Close, Leicester LE5 1BB

welcome to

Warren Close, Leicester

Offers are invited on this stunning private location set on a generous plot approx half acres total for this imposing detached family home that the whole family will be proud to call home. What will you pay for your perfect home?



Entrance Porch

Double glazed window, door to front and access through to:

Hall

9' x 11' 4" (2.74m x 3.45m)

Double glazed window to front, laminate flooring and stairs leading to the first floor.

Living Room

11' 9" x 24' (3.58m x 7.32m)

Two double glazed windows to front, double glazed bay window to rear, radiator, two radiators and underfloor heating.

Dining Room

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

Arched access from the hallway with French style double doors opening into the conservatory, radiator and laminate flooring with underfloor heating.

Kitchen Breakfast Room

11' 7" x 20' 1" (3.53m x 6.12m)

Wall and base units with roll top work surfaces, tiled splashbacks, integrated twin oven, five ring gas hob with extractor fan, hood over, one and a half bowl stainless steel sink and drainer with mixer tap, breakfast bar, tiled flooring with underfloor heating, integrated dishwasher and fridge freezer, double glazed windows to side and rear, two radiators, spot lighting and a double glazed stable door to the side.

Conservatory

12' 4" max x 16' 7" (3.76m max x 5.05m)

Double glazed windows to side and rear, double glazed door to the side opening onto the patio area, tiled flooring with underfloor heating and radiator.

Office / Study

8' 6" x 9' (2.59m x 2.74m)

Access from the breakfast kitchen, which could also be used as a playroom/sitting/TV room with double glazed window to front, radiator and laminate flooring with underfloor heating.

Utility Room

5' 7" x 9' (1.70m x 2.74m)

Plumbing for washing machine, stainless steel sink and drainer, central heating boiler, underfloor heating and a double glazed window to side.

WC

5' 5" x 9' plus recess (1.65m x 2.74m plus recess)

Comprising of a low level WC, wash hand basin with mixer tap, tiled splash backs, double glazed window to the front, hanging rail and coat rack.

First Floor Landing

Double glazed oriel window to front, radiator and built-in airing cupboard.

Master Bedroom

14' into wardrobe x 11' 9" (4.27m into wardrobe x 3.58m)

Two double glazed windows to front, radiator and fitted wardrobes with mirrored doors.

Ensuite

9' x 8' 10" (2.74m x 2.69m)

Comprising of a bath with mixer tap, tiled shower cubicle, low level WC, wash hand basin, complimentary wall tiling, double glazed bay window to front, radiator and shaving point.

Bedroom Two

17' 1" into wardrobe x 9' 10" (5.21m into wardrobe x 3.00m)

Double glazed window to rear and radiator.

Bedroom Three

14' 10" into wardrobe x 11' 8" (4.52m into wardrobe x 3.56m)

Double glazed window to rear and radiator.

Bedroom Four

12' x 11' 9" into wardrobes (3.66m x 3.58m into wardrobes)

Double glazed window to rear and radiator.

Shower Room

5' 10" x 10' 3" (1.78m x 3.12m)

Comprising of a walk-in power shower, low level WC, wash hand basin with mixer tap, complimentary wall and floor tiling, double glazed window to front, radiator and shaving point.

Outside Front

Dominated by a major mature oak tree and other specimen trees which are subject to a tree preservation order. Rockery to the side of the driveway and a laid to lawn area.

Driveway

There is a gravelled driveway to the front and side of the property providing ample off road parking leading onto an attached carport.

Double Garage

A double detached garage to the side of the property with a pitched roof and an electric up and over door.

Rear Garden

A large paved patio leading onto to a laid to lawn area with an illuminated decked patio to the rear which benefits from getting the late afternoon sun. There are a range of established trees, shrubs and flowerbeds surrounding, an outside water tap and a gateway to the side giving access to the front of the property.



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welcome to

Warren Close, Leicester

- Porch, Entrance Hall & WC
- Two Reception Rooms, Conservatory & Study
- Fitted Kitchen Diner & Utility Room
- Four Bedrooms, Bathroom & En-Suite
- Double Detached Garage & Ample Off Road Parking

Tenure: Freehold EPC Rating: D

Council Tax Band: F

offers over

£775,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
OAD108380 - 0010

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