



## Rockery Close, Leicester, LE5 4DQ

**£425,000**

**\*\* LARGE DETACHED 4 BEDROOM FAMILY HOME \*\* CUL DE SAC LOCATION \*\* SEPARATE STUDY  
ON GROUND FLOOR \*\* KITCHEN DINING ROOM \*\* SEPARATE UTILITY ROOM \*\* LOUNGE AREA  
\*\* CLOAKROOM WC \*\* EN SUITE \*\* GARAGE WITH DRIVEWAY PARKING \*\***





## 22 Rockery Close, Leicester, LE5 4DQ

Situated in this popular residential area of Leicester ideally located for an excellent array of amenities including local shops, schools and supermarkets. Also having good transport links with the ring road a short distance away which offers direct access to Leicester's motorway connections.

### ENTRANCE HALL

Stairs to first floor, tiled flooring, doors to all ground floor rooms

### STUDY / OFFICE 11'5" x 9'6" (3.5 x 2.9)

Double glazed doors to rear gardens, carpet flooring

### CLOAKROOM WC

Low level wc, wash hand basin, frosted double glazed window

### KITCHEN DINING ROOM 14'9" x 11'1" (4.5 x 3.4)

Double glazed doors and windows to rear gardens, fitted with a matching range of floor and wall units with work surfaces over, integrated and free standing appliances, tiled flooring

### UTILITY ROOM 6'10" x 4'11" (2.1 x 1.5)

Double glazed window, floor and wall units, sink unit, tiled flooring

### LOUNGE AREA 14'9" x 12'9" (4.5 x 3.9)

Double glazed windows, carpet flooring

### FIRST FLOOR LANDING

Loft access, carpet flooring

### MAIN BEDROOM 11'1" x 9'10" (3.4 x 3.0)

Double glazed window, carpet flooring, fitted wardrobes

### EN SUITE

Shower enclosure, low level wc, wash hand basin, tiled surrounds

### BEDROOM 12'9" x 10'9" (3.9 x 3.3)

Double glazed window, carpet flooring

### BEDROOM 9'10" x 6'2" (3.0 x 1.9)

Double glazed window, carpet flooring

### BEDROOM 10'2" x 9'2" (3.1 x 2.8)

Double glazed window, carpet flooring

### BATHROOM

Matching white bathroom suite with tiled surrounds

### OUTSIDE

Private rear gardens, lawned area, access to garage. Single garage with driveway parking







