

TO LET



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Billesdon Close

Leicester, LE3 9SH

£2,500

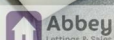
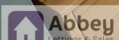


Welcome to Billesdon Close, Leicester - a charming property that boasts 4 reception rooms and 5 spacious bedrooms, perfect for a growing family or those who love to entertain guests. With 3 modern bathrooms, there will be no more queuing in the morning rush.

This delightful house features a stunning kitchen/family room, ideal for creating culinary masterpieces while still being able to socialise with family and friends. The double garage provides ample space for parking or storage, ensuring convenience and security for your vehicles.

Located in a desirable area close to Glenfield Hospital, this property offers not just a beautiful living space but also the convenience of having essential amenities nearby. Imagine the ease of access to healthcare services and the peace of mind it brings.

Don't miss out on the opportunity to make this house your home. With its generous living spaces, modern amenities, and prime location, this property in Billesdon Close is truly a gem waiting to be discovered.



Entrance Hall

Composite front door, 2 ceiling light points, radiator, underfloor cupboard, tiled flooring, storage cupboard, stairs leading to 1st floor and doors leading to lounge, office, downstairs wc and kitchen/family room.

Lounge 18'2" x 11'10" (5.559 x 3.613)

Two ceiling light points, double glazed window, radiator, gas fire with surround, carpeted flooring and doors leading to dining room.

Office 10'1" x 8'4" (3.088 x 2.564)

Ceiling light point, double glazed window, radiator, and carpeted flooring. Downstairs WC

Dining Room 11'10" x 9'8" (3.622 x 2.968)

Ceiling light point, double glazed windows, radiator, underfloor heating, tiled flooring, and doors leading to lounge, kitchen/family room and double glazed French door leading to rear garden.

kitchen/Family Room 21'4" x 18'3" (6.515 x 5.585)

A stunning newly fitted kitchen comprising base and wall units, quartz worktop, sink and drainer, hot and cold mixer tap over, integrated fridge/freezer, dishwasher, a 5 ring gas hob, extractor fan, two electric ovens, 4 ceiling light points and ceiling spot lights, radiator, underfloor heating, tiled flooring, 3 double glazed windows, doors leading to dining room, utility room and double glazed French doors leading to rear garden.

Utility Room 6'11" x 4'0" (2.109 x 1.240)

Ceiling light point, base and wall units, quartz worktop, ceiling light point, radiator, underfloor heating and tiled flooring and doors leading to rear garden.

Downstairs WC 5'2" x 3'4" (1.597 x 1.040)

Ceiling light point, extractor fan, towel radiator, underfloor heating, tiled flooring, a 2 piece suite comprising of wash hand basin and a low level flush toilet.

Stairs & 1st Floor Landing

Ceiling light point, double glazed window, radiator, storage cupboard, doors leading to bedroom 1, 2, 3, family bathroom and stairs leading to 2nd floor.

Bedroom 1 18'2" x 12'1" (5.559 x 3.699)

Two ceiling light points, double glazed window, radiator, carpeted flooring and opening leading to dressing room area.

Dressing Room 10'8" x 4'1" (3.274 x 1.257)

Ceiling light point, double glazed window, radiator, carpeted flooring, wardrobes and door leading to ensuite bathroom.

Ensuite Bathroom 10'4" x 6'6" (3.164 x 1.995)

Ceiling light point, double glazed window, extractor fan, radiator, vinyl flooring, a 4 piece bathroom suite comprising of bath, double shower cubical, wash hand basin and a low level flush toilet.

Bedroom 2 12'6" x 9'9" (3.813 x 2.994)

Ceiling light point, radiator, fitted wardrobes and carpeted flooring.

Bedroom 3 14'2" x 10'0" (4.339 x 3.064)

Ceiling light point, radiator, fitted wardrobes, carpeted flooring and door leading to bathroom.

Family Bathroom 10'3" x 7'1" (3.139 x 2.175)

Ceiling spot light points, double glazed window, extractor fan, towel radiator, tiled flooring, a 4 piece bathroom suite comprising of a freestanding bath, shower cubical, wash hand basin with storage below and a low level flush toilet.

Stairs & 2nd Floor Landing

Ceiling light point, carpeted flooring, doors leading to bedroom 4, 5 and shower room.

Bedroom 4 18'11" x 11'10" (5.767 x 3.607)

Ceiling light point, double glazed window, velux window, 2 radiator, fitted wardrobes and carpeted flooring.

Bedroom 5 18'7" x 11'8" (5.672 x 3.557)

Ceiling light point, double glazed window, velux window, 2 radiator, fitted wardrobes and carpeted flooring.

Shower Room 8'1" x 6'9" (2.468 x 2.080)

Ceiling spot light point, velux window, towel radiators, a 3 piece suite comprising of shower cubical, wash hand basin, low level flush toilet and tiled effect flooring.

Externally

Double Garage 17'4" x 17'2" (5.289 x 5.243)

Electric roller door, ceiling light point, power points and door leading to rear garden.

To The Front of The Property

There is a landscaped garden with bloc pave path leading to front door, flower beds, artificial lawn area and driveway for 2 vehicles.

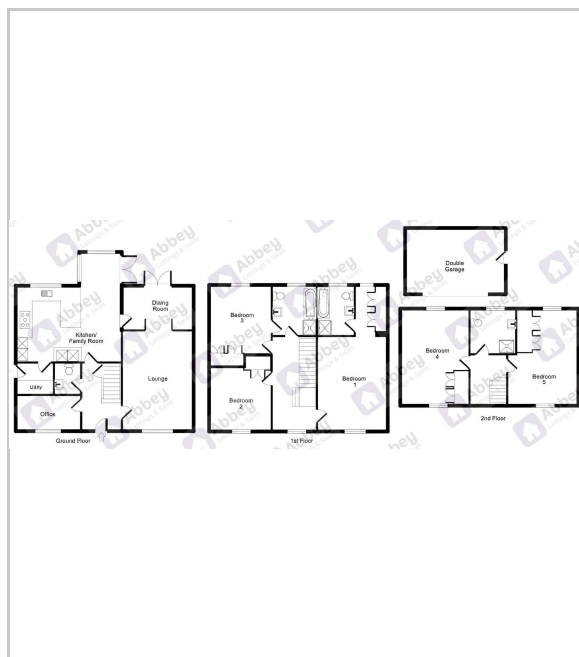
To the Rear of The Property

There is an enclosed garden which has been landscaped which offers flower beds, patio areas with seating, decked area and artificial lawn area.

Area Map



Floor Plans



Energy Efficiency Graph

