



Crown Close, Great Glen, Leicester, LE8 9HE

Offers in Excess of £350,000

Located within a small select development of houses on the outskirts of GREAT GLEN, this attractive semi-detached property provides deceptively spacious accommodation spread over three floors including THREE DOUBLE BEDROOMS - two with en-suites, a generous-sized lounge dining room, dri

Council Tax band: D

Tenure: Freehold

Energy Rating: C



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TO BOOK A VIEWING



Entrance Hall

With stairs to the first-floor landing, vinyl flooring and a radiator.

Ground Floor WC 6' 1" x 3' 1" (1.85m x 0.94m)

With a wash hand basin, low level WC, luxury vinyl flooring and a radiator.

Lounge Dining Room 15' 8" x 13' 2" (4.78m x 4.01m)

With double-glazed French doors, a double-glazed window to the rear elevation, TV point, luxury vinyl flooring and two radiators.

Kitchen Breakfast Room 12' 2" x 8' 1" (3.71m x 2.46m)

With a double-glazed window to the front elevation, stainless steel sink and drainer unit with a range of wall and base units with work surfaces over, built-in double oven, stainless steel chimney hood, gas hob, fridge, freezer, dishwasher, plumbing for washing machine, inset ceiling spotlights, cupboard housing boiler, luxury vinyl flooring and a radiator.



First Floor Landing

With stairs to the second floor, an airing cupboard, luxury vinyl flooring and a radiator.

Bedroom One 13' 6" x 11' 3" (4.11m x 3.43m)

With a double-glazed window to the rear elevation, fitted wardrobes and a radiator.

En-Suite Shower Room 9' 9" x 5' 6" (2.97m x 1.68m)

With a double-glazed window to the rear elevation, double walk-in shower, low-level WC, wash hand basin, ceiling spotlight, tiled flooring and a heated towel rail.

Bedroom Three 9' 3" x 8' 3" (2.82m x 2.51m)

With a double-glazed window to the front elevation, built-in wardrobes, laminate flooring and a radiator.

Bathroom 7' 1" x 6' 0" (2.16m x 1.83m)

With a double-glazed window to the front elevation, bath with mixer tap shower over, wash hand basin, low-level WC, spotlight, and heated towel rail.

Second Floor Landing

With eaves storage cupboard, laminate flooring and a potential study area.

Bedroom Two 12' 2" x 7' 9" (3.71m x 2.36m)

With two double-glazed Velux windows to the front elevation, laminate flooring and a radiator.

En-Suite Shower Room 9' 0" x 4' 10" (2.74m x 1.47m)

With a double-glazed Velux window to the rear elevation, low-level WC, wash hand basin, tiled shower cubicle, extractor fan, shaver point, tiled flooring and a heated towel rail.

Front Garden

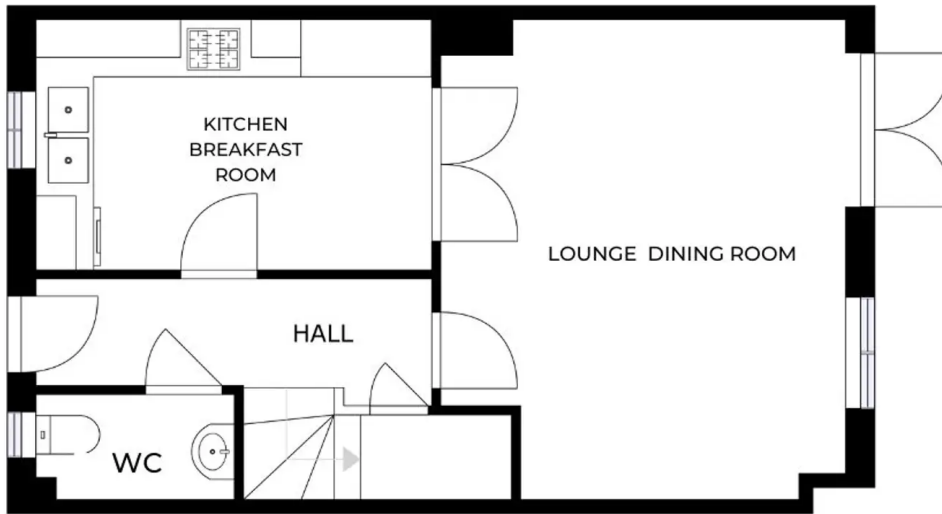
Paved path with shrubs to the front.

Rear Garden

An attractive, low-maintenance rear garden with a large paved area, walled and fenced perimeter, mature shrubs, outside lighting and side access to the front elevation.

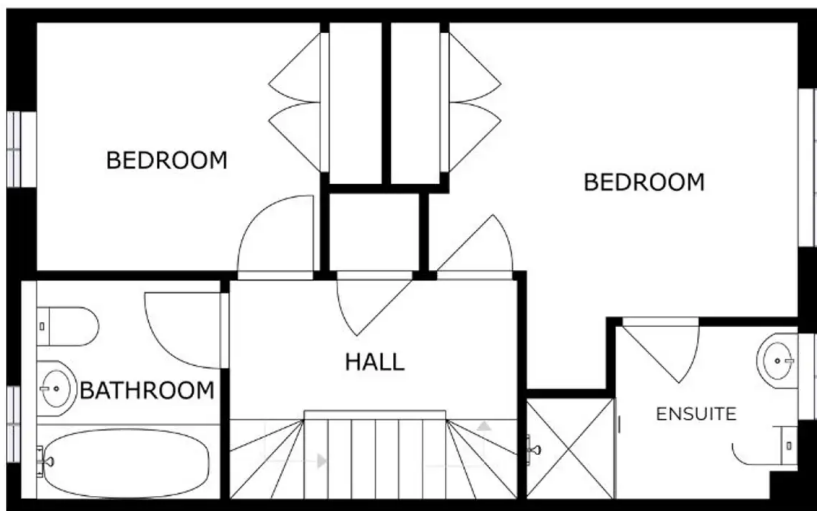
Parking

Driveway to the rear leading to the garage (17' x 9'5") with an up-and-over door to the front elevation, a door to the rear garden, power and lighting, and boarded loft space providing storage.



FLOOR 1

GROSS INTERNAL AREA
 FLOOR 1: 42 m², FLOOR 2: 42 m², FLOOR 3: 22 m²
 TOTAL: 106 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 2

GROSS INTERNAL AREA
 FLOOR 1: 42 m², FLOOR 2: 42 m², FLOOR 3: 22 m²
 TOTAL: 106 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



The floor plans are not to scale, and are intended for use as a guide to the layout of the property only. They should not be used for any other purpose. Similarly, the plans are not designed to represent the actual décor found at the property in respect of flooring, wall coverings or fixtures and fittings.

We'll keep you moving...

