



# 1 West Field Road, Leicester, LE9 4AT

Offers In The Region Of £345,000

A luxury show house standard, 3 bedroom, 2 bathroom, family detached house and approached via a private shared driveway, overlooking rural countryside. The property was constructed in 2020 by the reputable Miller homes in the 'Rebworth' design and has the remaining period of the usual NHBC guarantee or similar 'New Build' warranty period. Situated in the picturesque village of Sapcote, close to all local amenities. The property is accessible for commuting to all major road links such as the M69, M1, M6 and A5.

The property has the addition benefits of gas central heating (condensing combi), PVCu double glazing, PVCu fascia and soffit, southerly facing rear garden, driveway / parking for several cars, bedroom 1 with en-suite shower, luxury bathroom with shower, 3 double bedrooms and modern stunning breakfast kitchen/dining room.

VIEWING HIGHLY RECOMMENDED.

## Canopy porch

9'10" X 2'5"

Outside light point.

## Reception hall

1'3'7" (max) X 1'0'5" (max)

LVT floor, fitted cupboard, cupboard off with a wall mounted gas fired condensing combination boiler ( Potterton Promax), Easy tread staircase via quarter landing and spindle balustrade and composite double glazed door.

## Guest cloakroom

6'2" X 3'10"

Suite in white, wash hand basin, low flush wc, ceramic wall tiling, obscure PVCu double glazed window and extractor fan.

## Attractive lounge (rear)

1'3'5" X 1'0'2"

Twin PVCu double glazed french doors and radiator.



## Luxury fitted breakfast kitchen / dining room

2'3'5" X 1'0'8"

Stainless steel sink unit, range of base and wall units ( 8 base and 5 wall) finished in high gloss white, tall cupboard, pan drawers, associated work surfaces and integral breakfast bar, split level ceramic hob, electric (fan assisted) oven, extractor hood, PVCu double glazed window and radiators.

## First floor landing

1'1'8" (max) X 1'0'0" (max)

Linen cupboard, roof void access and smoke alarm.

## Bedroom 1 (rear)

12'4" X 11'3"

Fitted luxury wardrobes, radiator and PVCu double glazed window.

## En-suite shower (rear)

10'4" X 5'6"

Suite in white, fitted double shower cubicle with chrome mixer shower and rainfall shower head, wash hand basin (suspended), low flush wc, chrome ladder style radiator, obscure PVCu double glazed window, extractor fan, and LVT floor.

## Bedroom 2 ( Front)

11'8" X 8'3"

PVCu double glazed window, radiator and fitted double wardrobe.

## Bedroom 3 (front)

11'2" X 10'9"

PVCu double glazed window and radiator.

## Modern bathroom (side)

7'4" X 6'5"

Full suite in white, panel bath with mixer shower, wash hand basin, low flush wc, radiator, obscure PVCu double glazed windows and extractor hood.

## Outside

Fore garden with tarmacadam driveway with parking for several cars, gated access, lawn and open aspect.

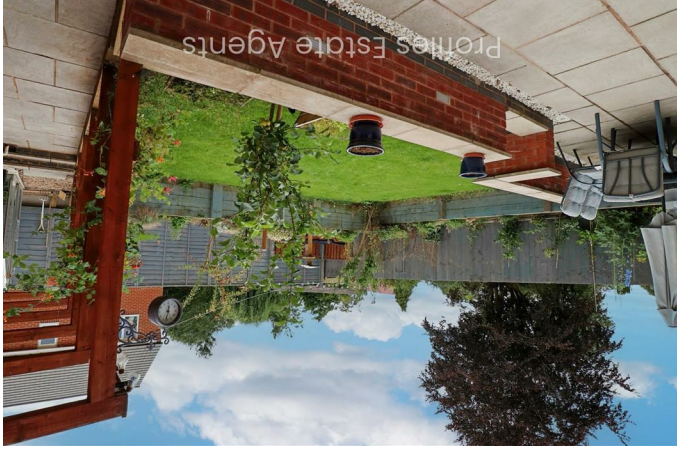
## Side enclosed side store

9'10" X 2'5"

## Detached garage

19'8" X 10'3"

Roller shutter style electric door, storage to the roof void, obscure double glazed side composite door, light and power points.



Enclosed picturesque rear enclosed garden, with paved patio, external power points, pergola, raised corner patio, flowering borders, plum, apple and pear trees,