



3 Bedroom House - Detached
located on Windsor Way, Leicester
Offers Over £340,000

 **UP Estates**



****CONVERTED OFFICE/GYM - DETACHED FAMILY HOME - UTILITY, ENSUITE & BATHROOM**** Here is a fantastic opportunity to purchase this modern detached, three bedroom property which is presented to a high standard throughout and benefits from having the garage converted to a home office/ gym with a store. The property was constructed in 2018 by Messrs William Davis and benefits from the continued NHBC warranty and is well proportioned throughout. In brief the property comprises; Hallway, Lounge, Kitchen/ Diner, Cloakroom and Utility to the ground floor. To the first floor there are Three Bedrooms, Bedroom One with Ensuite and a Bathroom. Externally there is a Tandem Driveway and a rear garden which has the benefit of a generous patio area and giving access to the Home Office/ Gym that has been converted from the garage. Call now to secure a viewing!

ENTRANCE HALL

A welcoming entrance hall with doors leading to accommodation.

KITCHEN DINER

9'8" x 17'6"

Boasting a matching range of wall and base mounted units with work surfaces over, a range of integrated appliances including; fridge freezer, dishwasher, inset sink with drainer/mixer tap, oven, hob, extractor, dual aspect double glazed windows, doors leading to the garden, central heated radiator and space for furnishings.

UTILITY ROOM

Including a matching range of units, space/plumbing for appliances, inset sink with drainer and mixer tap with door leading to the side aspect.

LOUNGE

11'0" x 17'6"

A lovely bright family lounge with central heated radiator and dual aspect double glazed windows.

WC

Having low level WC, pedestal hand wash basin and central heated radiator.

Offers Over
£340,000

- HOME OFFICE/ GYM
- CONTINUED NHBC WARRANTY
- WELL PROPORTIONED LOUNGE
- OPEN PLAN KITCHEN DINER
- THREE GOOD SIZED BEDROOMS
- UTILITY, ENSUITE & FAMILY BATHROOM
- DETACHED FAMILY HOME
- COUNCIL TAX BAND D





LANDING

With double glazed window, central heated radiator and doors leading to accommodation.

BEDROOM ONE

11'0" x 17'6"

A spacious double bedroom with double glazed window, integrated wardrobe storage and central heated radiator.

ENSUITE

Including walk in shower cubicle, hand wash basin, opaque double glazed window, low level WC and central heated radiator.



BEDROOM TWO

9'8" x 9'10"

A double bedroom with double glazed window and central heated radiator.

BEDROOM THREE

9'8" x 7'1"

A double bedroom with double glazed window and central heated radiator.



BATHROOM

Boasting panelled bath with shower over, low level WC, hand wash basin, central heated radiator and opaque double glazed window.

REAR ASPECT

A stunning rear garden initially tiled, followed by lawn, with fencing and walled boundary, also allowing access to the converted home office/gym.

HOME OFFICE/GYM

With double doors opening to the garden, benefitting from power/electric. There is also separate storage access via up-and-over door.



IMPORTANT NOTE TO PURCHASERS

Intending purchasers will be asked to produce identification documentation for Anti Money Laundering Regulations at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given.



All measurements have been taken as a guide to prospective buyers only and are not precise. Please be advised that some of the particulars may be awaiting vendor approval. If you require clarification or further information on any points, please contact us, especially if you are traveling some distance to view.

All fixtures and fittings ultimately are to be agreed with the seller via the fixtures and fittings form which will then form part of a legal contract through the conveyances and as the marketing estate agent none of our particulars or conversations are legally binding, only the legal solicitor paperwork.

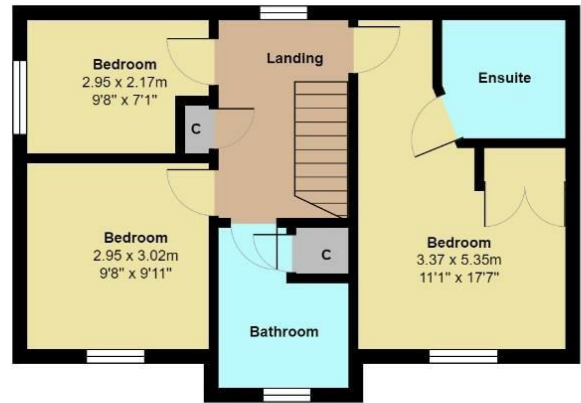
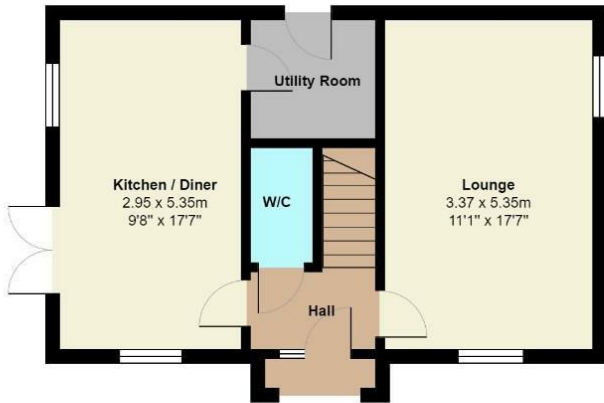
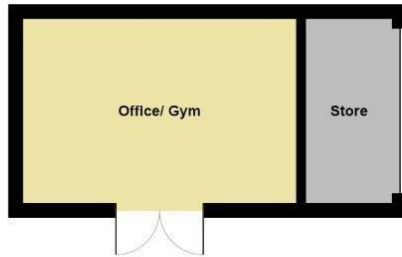


Up Estates has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



Windsor Way, Broughton Astley, Leicester





Total Area: 95.6 m² ... 1029 ft² (excluding office/ gym, store)

All measurements are approximate and for display purposes only

CONTACT

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