HOPKINS & DAINTY
ESTATE AGENTS









Balmoral Close, Leicester, LE2 3PZ

£850,000

OPEN 7 DAYS A WEEK - HOPKINS & DAINTY of TICKNALL are pleased to offer this substantial detached family residence. Set in this sought after conservation area, with an extensive garden plot and within walking distance to the town centre and the catchment area of good or outstanding schools. Also easy access to private schools.

The 2,250 square feet of living accommodation comprises a welcoming entrance hallway with a guest WC and cloakroom. Bay fronted lounge with a feature fireplace. Rear conservatory overlooking the garden. Formal dining room. Separate study. Kitchen/breakfast room with integrated appliances. Rear sitting room. Utility room and second guest WC. On the first floor, the landing provides access to five bedrooms, three of which have built in wardrobes and the master bedroom also benefits from a dressing area and En-suite bathroom with a five piece suite. The main family bathroom also has a five piece suite. The property has gas central heating, sealed unit double glazing, driveway parking and a double garage.

If you would like to see this home for yourself, feel free to let us know when you are available, by e-mail or phone. We are open 7 days a week.

Entrance Hall



Access via a wooden entrance door. With a radiator, cloakroom, stairs rising to the first floor and coving to the ceiling. Doors leading off.

Guest WC



Fitted with a two piece suite comprising WC and wash hand basin. Tiled flooring, radiator and a front window.

Study/Bedroom 6 10'5" x 7'11" (3.20 x 2.42)



Useful home study with a radiator, coving to the ceiling and two front windows.

Lounge 26'6" x 12'9" (8.08 x 3.91)



Generous main reception room with a front bay window, two radiators, coving to the ceiling and a feature fireplace with an open fire (which can be converted/reverted back to a gas fire). Double doors leading off.

Conservatory 12'3" x 11'4" max. (3.75 x 3.47 max.)



With double glazed windows and French doors opening onto the garden. Tiled flooring and an electric ornamental log burner.

Dining Room 12'10" x 10'7" (3.93 x 3.24)



With a radiator, coving to the ceiling, rear bay window and door to the kitchen.

Sitting Room 13'3" x 9'6" (4.06 x 2.91)



Rear sitting room with a sliding patio door and window opening onto the garden. Radiator and coving to the ceiling.

Kitchen/Breakfast Room 18'1" x 11'2">10'5" (5.53 x 3.41>3.20)



Spacious kitchen/breakfast room, fitted with a range of base and wall units, worktops and an inset one and a quarter sink and drainer. There is a built in double electric oven, gas hob and hood, along with an integrated dishwasher, fridge and freezer. Tiled flooring, a radiator, ceiling spotlights, under stairs storage cupboard, side and rear windows and opening to the inner hallway.

Utility Room 8'5" x 6'0" (2.59 x 1.84)



With a fitted worktop, plumbing for a washing machine and space for a tumble dryer. Inset sink and drainer, tiled splashbacks and flooring. Wall mounted gas boiler, a radiator, front window and a side access door.

Inner Hall

With doors leading off.

Guest WC



Two piece suite comprising WC, wash hand basin, tiled flooring, a radiator and front window.

First Floor Landing



With a radiator, built in airing cupboard housing the hot water cylinder and access to the loft space via drop down ladder. The loft is part boarded with lighting providing useful storage space. Doors leading off.

Master Bedroom 15'4" x 12'9" (4.69 x 3.90)



Measurements include the wardrobes.
Generous master bedroom with fitted floor to ceiling wardrobes, two front windows, a radiator and opening to:

Dressing Area



With fitted wardrobes, a front window and door to:

En-Suite Bathroom 8'9" x 7'6" (2.69 x 2.29)



Five piece suite comprising bath with a shower attachment, separate shower, wash hand basin, WC and

bidet. Tiled flooring and splashbacks, ceiling spotlights, extractor vent, a heated towel rail and two front windows.

Bedroom 2 11'0" x 11'1" (3.36 x 3.38)



Rear double bedroom with a built in wardrobe, radiator and two windows overlooking the garden.

Bedroom 3 12'11" x 7'11" (3.96 x 2.42)



Third double bedroom with a built in wardrobe, radiator and two rear windows.

Bedroom 4 10'4" x 8'11" (3.17 x 2.72)



Front bedroom with two windows and a radiator.

Bedroom 5 9'2" x 7'5">4'7" (2.81 x 2.28>1.40)



Single fifth bedroom with a radiator and side window.

Bath/Shower Room 11'1" x 7'11" (3.40 x 2.42)



With a five piece suite comprising bath with a shower attachment, separate shower, wash hand basin, WC and bidet. Tiled splashbacks and flooring, ceiling spotlights, extractor vent, a heated towel rail and rear window.

Frontage/Driveway



The property is approached via a block paved driveway (please note the neighbouring house has access over this driveway). There is a front and side lawn garden with a hedge boundary, access to the entrance door with a storm canopy and outside lighting. A further lawn garden opposite the house and a lawn border running to the side/rear of the house, along Balmoral Close. Gated side entry to the rear garden.

Double Garage 17'8" x 17'2" max (5.40 x 5.25 max)



With driveway parking in front, two up and over doors, electric light and power connected, roof storage space and a rear entrance door to the garden.

Rear Garden



A particular feature of this impressive residence has to be the delightful lawn garden. With mature planted borders and trees (some of which have preservation orders); a fence and hedge boundary and a patio seating area. The garden extends to the side of the garage where there is a decked seating area.

Important Information

These sales details are produced in good faith with the approval of the vendors and are given as a guide only. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. Please note that we have not tested any of the appliances or systems at this property and cannot verify them to be in working order. Unless otherwise stated fitted items are excluded from the sale, such as carpets, curtains, light fittings and sheds. These sales details, the descriptions and the measurements therein do not form part of any contract and whilst every effort is made to ensure accuracy this cannot be guaranteed. Nothing in these details shall be deemed to be a statement that the property is in good structural condition or otherwise. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only. Photographs are taken with a wide angle digital camera. Nothing herein contained shall be a warranty or condition and neither the vendor or ourselves will be liable to the purchaser in respect of any mis-statement or misrepresentation made at or before the date hereof by the vendor, agents or otherwise. Any floor plan included is intended as a guide layout only. Dimensions are approximate. Do Not Scale.

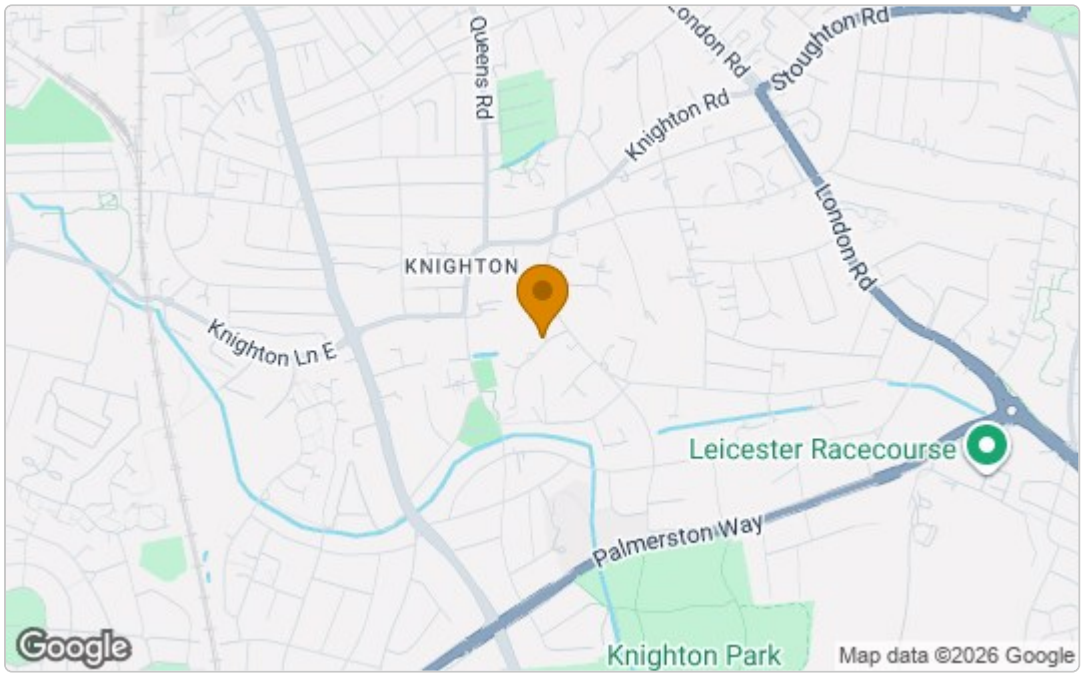
Floor Plan



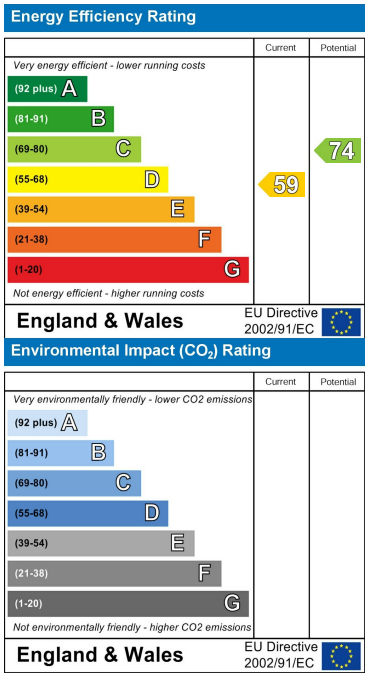
Total area: approx. 209.0 sq. metres (2250.0 sq. feet)

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Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



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White Hollows Farm Staunton Lane, Ticknall, Derby, DE73 7GZ
Tel: 0330 113 2271 **Email:** sales@hopkinsanddainty.co.uk www.hopkinsanddainty.co.uk

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