

Sinclair



80 Rectory Road, Wanlip

Leicester

£625,000

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Wanlip, Leicester

Spacious 4-bed detached bungalow in Wanlip with flexible living, large lounge, conservatory, double garage, ample parking, and a mature rear garden.

EPC rating D.

Council Tax band: F

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Large Front & Rear Garden
- Flexible Accommodation
- Double Garage
- Detached Bungalow
- Village Location
- Four Double Bedrooms



GROUND FLOOR

Porch

Dimensions: 1.91m x 1.04m (6'3 x 3'5). Entered through a uPVC front door, uPVC double glazed windows to either side, tiled floor and access to the hallway.

Entrance Hall

Dimensions: 3.96m x 3.73m (13 x 12'3). Accessing utility room, shower room, lounge/diner, kitchen and inner hallway. Solid wood flooring, coving, storage cupboard, ceiling rose and wall lighting.

Lounge/Dining Room

Dimensions: 4.83m x 10.34m (15'10 x 33'11). Comprises coving, two ceiling roses, radiator, wall lighting, stone fire place with tiled hearth, electric log burner. Also enjoying dual aspect with uPVC double glazed windows to the side and rear elevation, accessing the conservatory.

Kitchen

Dimensions: 3.71m x 3.81m (12'2 x 12'6). Comprising a range of wall and base units, range master oven, extractor fan above, built in dishwasher, sliding windows into the conservatory, one and a half sink and drainer unit and tiled flooring.

Conservatory

Dimensions: 6.53m x 3.12m (21'5 x 10'3). Timber effect laminate flooring, French doors accessing the garden, uPVC double glazed windows and electric heater. Radiator.

Utility Room

Dimensions: 3.35m x 3.02m (2.31m) (11 x 9'11 (7'7)). Comprising a range of wall and base unit, rolled edge worktops, ceramic sink and drainer unit, swan mixer tap, space and plumbing for appliances. Tiled flooring, uPVC double glazed windows to the side and uPVC double glazed door accessing outside. Tiled splashback, radiator, storage cupboard and access to the double garage.



Shower Room

Dimensions: 3.05m x 1.65m (10 x 5'5). Enjoying a four piece suite, bidet, low level flush wc, corner thermostatic shower above, vanity wash hand basin, partly tiled walls, built in cupboards, radiator, uPVC double glazed opaque windows to the side.

Inner Lobby

Access to the loft hatch, coving, wall lighting, accessing all bedrooms and bathroom.

Bedroom One

Dimensions: 3.63m x 4.34m (to wardrobes) (11'11 x 14'3 (to war. uPVC double glazed window to the rear, wall lighting, coving, timber effect laminate flooring, built in wardrobes and bed side tables.

Bedroom Two

Dimensions: 3.63m x 3.33m (11'11 x 10'11). uPVC double glazed window to front, radiator, wall lights, pendant light and built in wardrobes.

Bedroom Three

Dimensions: 3.76m (to wardrobes) x 3.33m (12'4 (to wardrobes) . uPVC double glazed window to front, radiator, pendant light, built in wardrobes and wall lighting.

Bedroom Four

Dimensions: 3.02m x 3.63m (9'11 x 11'11). Pendant light, patio door into the conservatory, radiator.

Bathroom

Dimensions: 2.41m x 2.24m (7'11 x 7'4). Four piece suite, corner thermostatic shower, vanity wash hand basin, push button wc, panelled bath, chrome heated towel rail, wall mounted cupboards, tiled walls and flooring, uPVC double glazed opaque windows to the side elevation.



OUTSIDE

Private Rear Garden

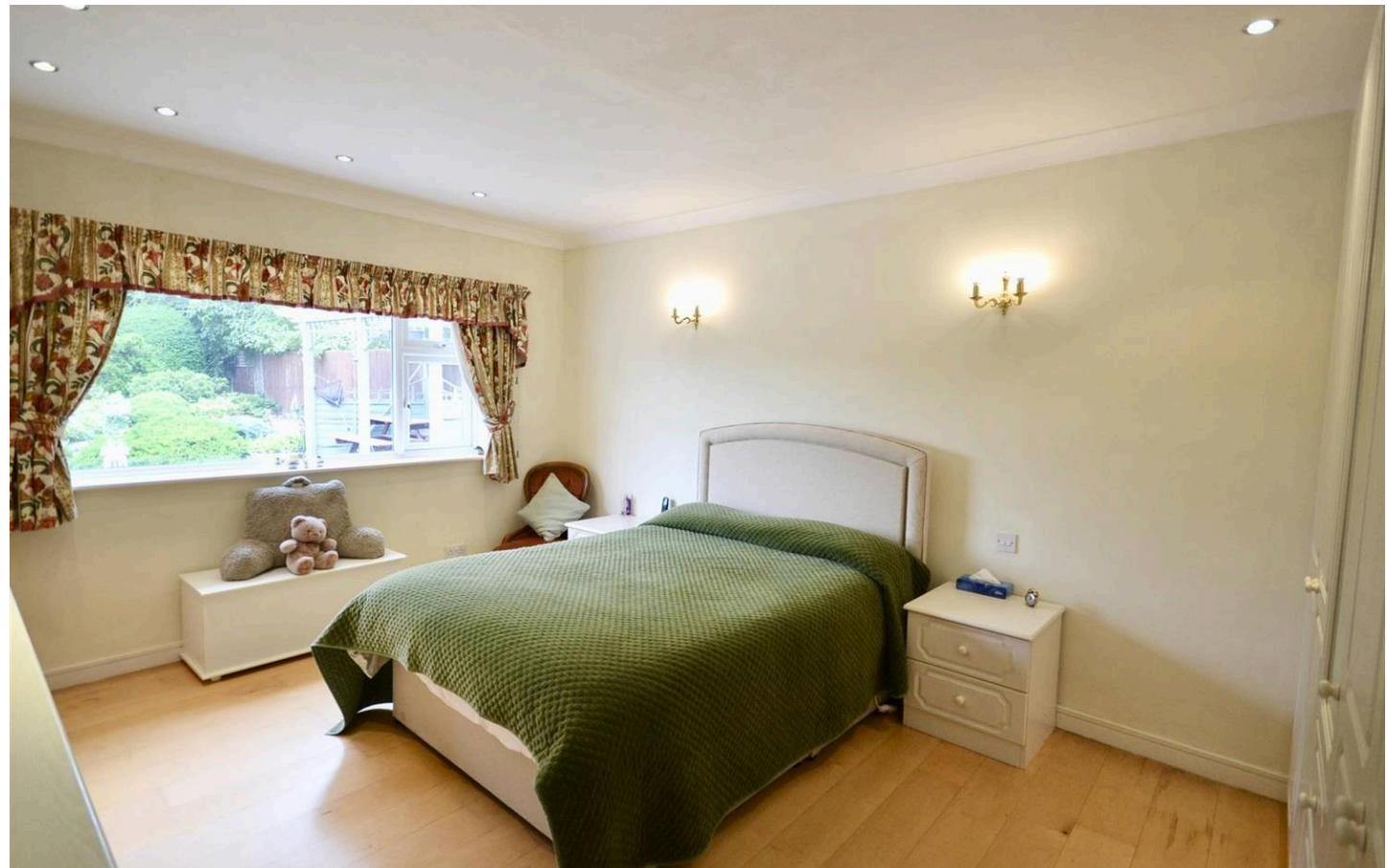
Having an extensive paved patio with raised seating pergola area extending down both sides of the property along with gated access and water point to one side and double gated access to the other providing further off road parking. There is a pond with surrounding rockery, stone shingling and mature shrubs. The expansive lawn boasts mature trees with two timber sheds, summerhouse, stone shingling borders with mature shrubs and trees all surrounded by timber board fencing and very mature trees to the rear boundary.

Front

Having an in-and-out driveway with dwarf brick walls approach with lighting and planted mature shrubs and trees which in turn offers extensive off road parking for multiple vehicles and access to the double garage. There is also a lawn area with block paved pathway to the front door and timber board fencing boundaries.

Double Garage

Dimensions: 4.88m x 5.11m (16 x 16'9). uPVC double glazed windows to either side, up and over door, light and power.

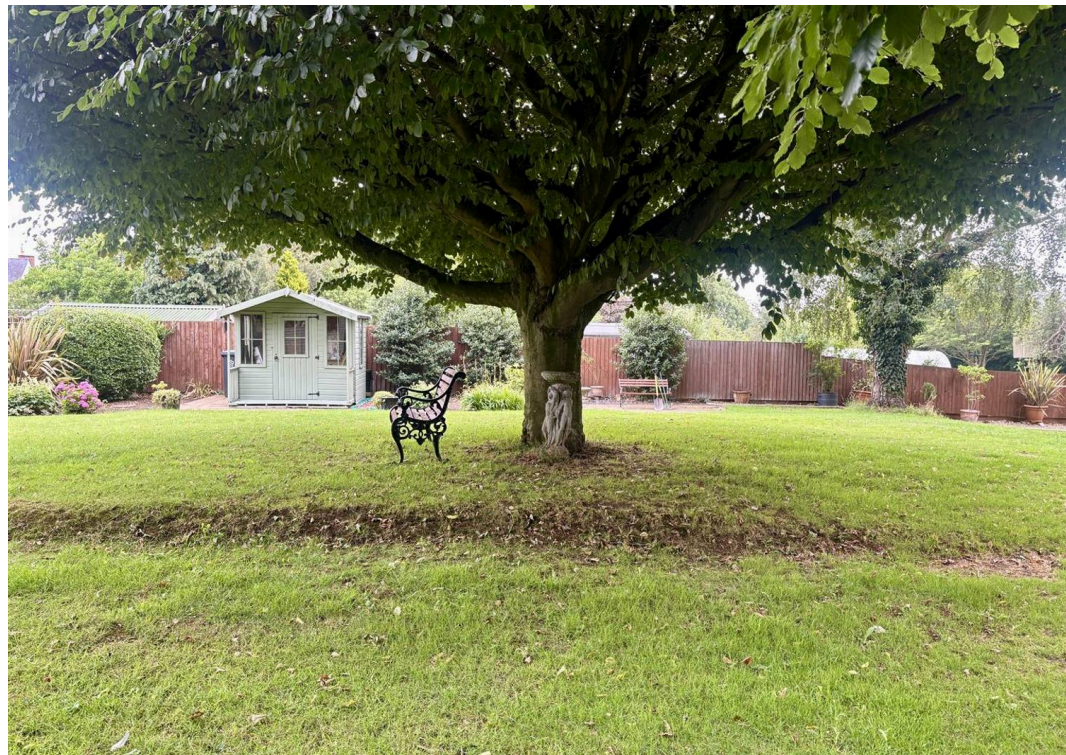














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