



FOR SALE

Offers In Excess Of £500,000

4 Bed Detached House in Withcote Avenue, Leicester LE5 6SW



PROPERTY FEATURES

- Extended Family Home
- Approx. 1915 sq ft
- Finished To A High Standard
- Multiple Reception Rooms
- Main Bedroom With En-Suite
- Three/Four Further Bedrooms
- Landscaped South Facing Garden
- Off Road Parking
- Close To Amenities & Schools

FULL DESCRIPTION

PORCH

8'9" x 5'4" (2.67m x 1.63m) Accessed via 'French' UPVC double glazed doors. Tiled flooring. Lighting. Power sockets and radiator.

ENTRANCE HALL

An Oak front door opens on to original Oak flooring. Doors off to: Lounge, dining room and kitchen. Under stairs cupboard with electrical distribution boards, internet hub, sound processor and other network. Wall lighting. Radiator.

LOUNGE

12'9" x 12'9" (3.89m x 3.89m) Carpeted flooring with a large bay having a double-glazed single turn and tilt door with double glazed side panel windows. Multiple power and light sockets. Integrated sound sockets linked to sound processor. Four gang switch controlling picture lights, central lighting, lighting sockets and wall lights. Open fireplace with brick surround. TV point. 2 x radiators.

DINING ROOM

12'9" x 12'8" (3.89m x 3.86m) New engineered wooden flooring. UPVC double glazed bay window to front aspect. Multiple power and lighting sockets. Integrated surround sound linked to processor. Four gang switch controlling picture lights, central light, lighting sockets and wall lighting. Bespoke built-in cabinetry to alcoves. Radiator.

KITCHEN

12'9" x 10'2" (3.89m x 3.1m) Having been re-fitted five years ago this stylish and slick modern kitchen has a selection of fitted upper and lower units with a square edged worktop over. There is a sink with drainer, double electric oven, induction hob with extractor over, an integral dishwasher and a space for a freestanding 'American' style fridge/freezer. The kitchen is completed with a UPVC double glazed window to the rear aspect. Opening through to: Breakfast room. LED spotlights. Under cabinet lighting, multiple worktop and concealed sockets and engineered flooring.

BREAKFAST ROOM

Having engineered flooring. Opening through to: Snug and Utility area. There is space for a workspace if required with multiple power and network sockets. LED spotlights. Radiator.

SNUG

14'6" x 9'9" (4.42m x 2.97m) This superb extra reception room can be accessed from the main house or independently via a double glazed front door. There is new engineered flooring, under stairs cupboard with storage shelving and electrical distribution board and networking connection enclosure. LED spotlights. Stairs rising to: First floor. Vertical wall mounted radiator. TV point.





UTILITY ROOM

9'9" x 4'3" (2.97m x 1.3m) UPVC double glazed 'French' doors out to: Rear garden. Fitted upper units and worktop over spaces for a freestanding washing machine and tumble dryer.

WC

5'6" x 4'0" (1.68m x 1.22m) Comprising: Low level WC and wash hand basin over a fitted vanity unit with drawer storage. Mirror over with lighting. Auto lighting. Radiator. Feature wall tiling and engineered flooring.

BEDROOM ONE

28'3" x 9'9" (8.61m x 2.97m) UPVC double glazed 'French' doors to: 'Juliet' balcony. 2 x vertical wall mounted radiators. Multiple sockets and three way lighting. Networking and TV point. Engineered flooring throughout.

ENSUITE

8'9" x 5'4" (2.67m x 1.63m) Comprising: Double walk-in shower with remote/manual controls. Low level WC and wash hand basin over a fitted vanity unit. Chrome heated towel rail. Extractor. LED lighting.

WALK-IN WARDROBE

UPVC double glazed window to front aspect. Fitted with bespoke clothes hanging rails and shelving. Benefitting from multiple sockets and lighting. Vertical wall mounted radiator. Engineered flooring.

FIRST FLOOR LANDING

UPVC double glazed window to front aspect. Two way lighting to wall lights. Loft hatch access. Radiator.

BEDROOM TWO

13'4" x 12'9" (4.06m x 3.89m) A spacious room with built-in wardrobes and storage. Multiple power sockets and two way lighting. Networking cabling. Radiator.

BEDROOM THREE

12'9" x 12'9" (3.89m x 3.89m) A further spacious room with built-in wardrobes and storage. Multiple sockets and two way lighting control. Networking cabling. Radiator.

BEDROOM FOUR

9'9" x 6'7" (2.97m x 2.01m) UPVC double glazed window to rear aspect. Multiple power sockets and two way lighting control. Network cabling. Radiator.

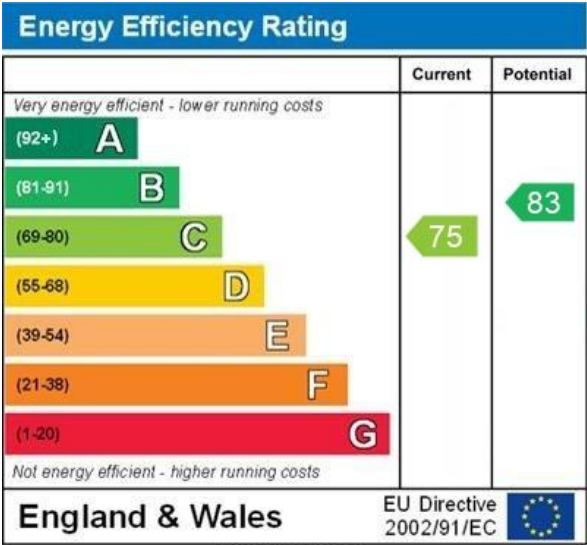
BATHROOM

8'6" x 6'6" (2.59m x 1.98m) Comprising: Corner shower enclosure with digital shower remotely or manually controlled. Low level WC and wash hand basin within a fitted vanity unit with mirror and lighting. Wall and floor tiling. Extractor. Heated towel rail.

OUTSIDE

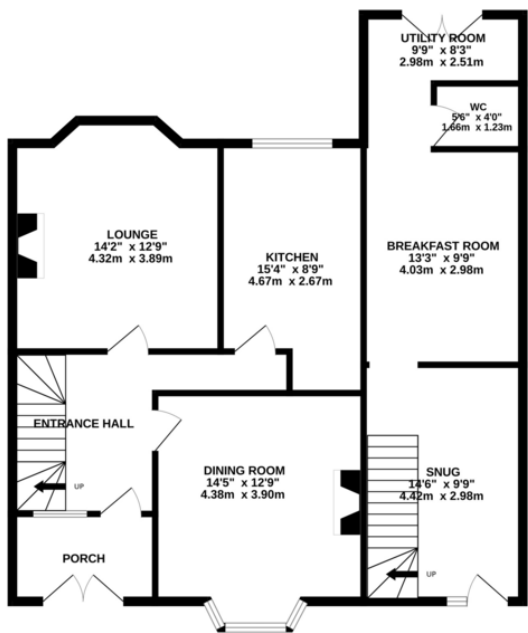
To the front of the property are two driveway areas each with 13amp power sockets. Both front doors have matching wall lights and door bells with integrated internet accessible PIR/Cameras. Down lighting to soffits with the brick frontage peers also having built-in lighting. To the rear is a fully landscaped and low maintenance South facing rear garden having a two year old wooden workshop with electrical sockets and lighting. There are remote controlled concealed lighting in the garden, a flood light and high quality CCTV internet accessible cameras. The garden is well stocked with an abundance of established planting, seating areas making the most of the sun filled orientation.



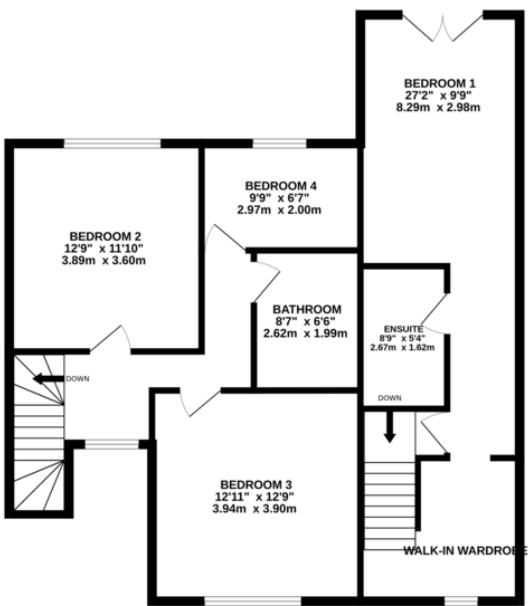


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GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error.

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

