



4 Elm Crescent
Leicester, LE9 6AG



Mercedes Barker
Partnered With
Simpsons
Property Experts

An exceptional four-bedroom detached residence, built in 2021 and individually designed to the current owners' exacting standards, occupying a prestigious village-edge position within an exclusive, select development. Offered with no upward chain and the remainder of a 5-year warranty, this outstanding home presents a rare opportunity to acquire a sophisticated modern residence with exceptional versatility.

Arranged over three floors, the property delivers an impressive blend of scale, style and contemporary luxury. The spectacular open-plan living kitchen forms the centrepiece of the home, featuring bespoke contemporary cabinetry, a statement island with feature worktop, quality appliances, ceiling lantern and expansive bi-fold doors opening seamlessly onto the rear garden and patio. A superb space for both elegant entertaining and relaxed family living.

The ground floor further comprises a grand entrance hall, cloakroom/WC, generous front lounge, useful storage and utility lobby with access to the garage and garden. A versatile study/gym provides additional space for home working, fitness or hobbies.

The first floor offers three generous double bedrooms, including an impressive principal suite with a substantial dressing room featuring bespoke fitted furniture and a stylish en suite. A beautifully appointed family bathroom with freestanding bath and separate shower completes the floor.

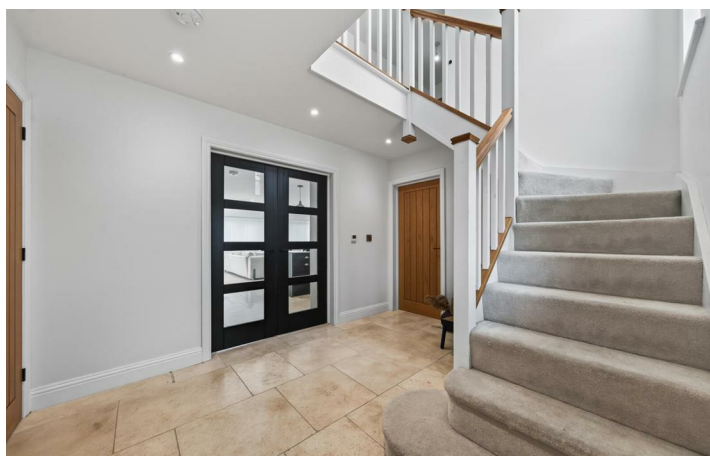
The second floor provides a magnificent fourth double bedroom, complemented by four feature Velux-style windows, a walk-in wardrobe and private en suite shower room — ideal for guests, older children or those seeking additional private accommodation.

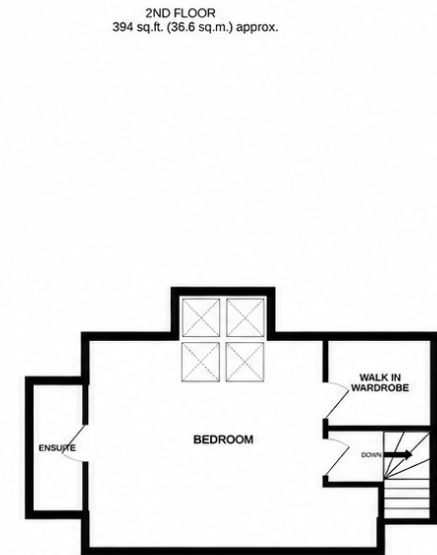
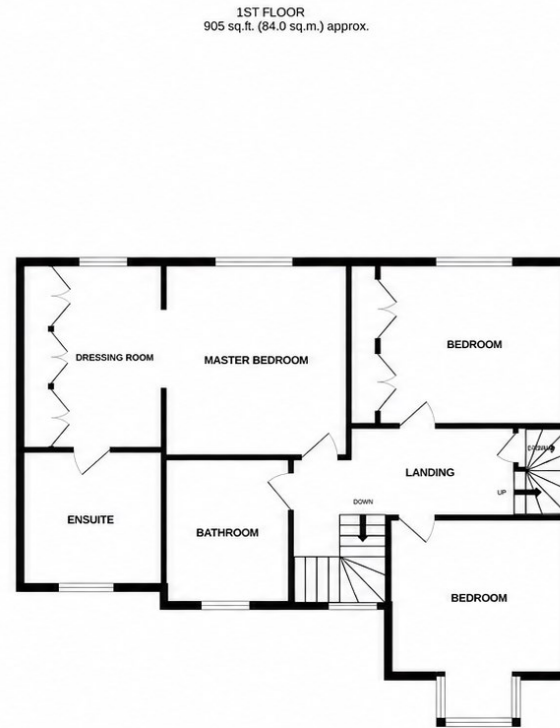
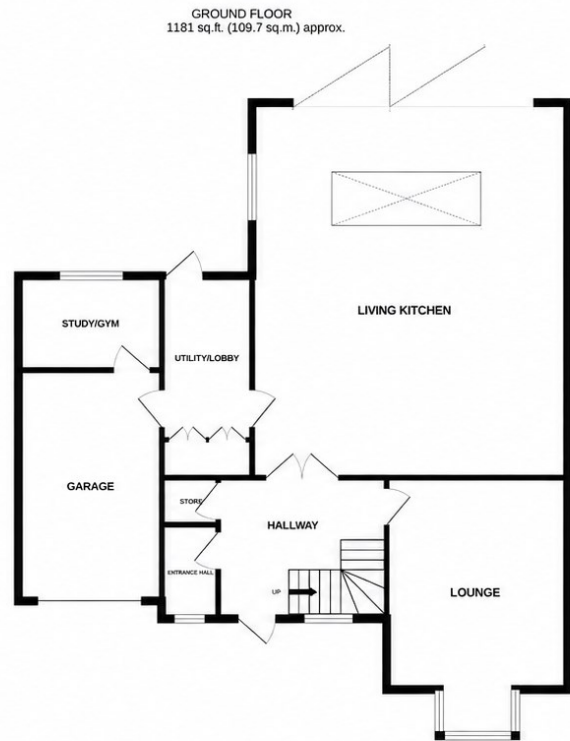
Further benefits include underfloor heating to the ground floor, gas central heating and double glazing.

Externally, a substantial block-paved driveway provides ample off-road parking and access to the garage, while the private rear garden features lawn and an extensive patio, perfect for outdoor entertaining.



Offers in excess of £700,000





TOTAL FLOOR AREA : 2520 sq.ft. (234.1 sq.m.) approx.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		100+
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	





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