



FOR SALE
4 Bed Detached House in Mull Way, Leicester LE8 5RZ

Offers In Excess Of £400,000



PROPERTY FEATURES

- No Upward Chain
- Exceptional Space
- Four Generous Double Bedrooms
- Three Versatile Reception Rooms
- Beautifully Landscaped Gardens
- Sought-After Cul-De-Sac Position
- Integral Garage & Driveway Parking
- Recently Refurbished Ground Floor Shower Room
- Thriving Village Location
- Call Phillips George To

FULL DESCRIPTION

A premium four bedroom detached home positioned at the head of a peaceful cul-de-sac in the ever-popular village of Countesthorpe, Leicester. Well presented throughout, the property offers generous bedroom accommodation, spacious living areas and sits on a good-sized plot with landscaped gardens. Further benefits include an integral garage, off-road parking and the added advantage of being offered to the market chain free.

ENTRANCE HALL

Accessed via a composite front door leading through a porch with a further single glazed wooden door into the main entrance hall. Carpeted flooring, radiator and access to the principal ground-floor accommodation.

LOUNGE

24' 0" x 14' 4" (7.32m x 4.37m) A spacious reception room featuring carpeted flooring, radiators and double-glazed sliding patio doors leading to the rear garden. Additional double-glazed window to the side and useful under-stairs storage.

DINING ROOM

13' 5" x 8' 3" (4.09m x 2.51m) Carpeted flooring, radiator and double-glazed window to the rear. Wooden doors open into the main living space, creating a versatile dining and entertaining area.

SITTING/DINING ROOM

10' 7" x 10' 0" (3.23m x 3.05m) Vinyl flooring, radiator and double-glazed sliding patio doors opening out onto the rear garden, offering an excellent space for everyday dining with garden views.



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KITCHEN

10' 10" x 9' 4" (3.3m x 2.84m) Stylish fitted kitchen comprising a range of wall and base units with work surfaces over, integral appliances, sink and drainer. Double-glazed window to the front and composite door to the side providing external access.

GROUND FLOOR SHOWER ROOM

Recently refurbished and comprising a shower cubicle, wash hand basin and WC. Heated towel radiator, extractor fan and opaque double-glazed window to the side.

LANDING

Carpeted flooring with double-glazed window to the front and airing cupboard housing the combination gas central heating boiler.

MASTER BEDROOM

16' 0" x 10' 10" (4.88m x 3.3m) A generous principal bedroom with double-glazed windows to the front, radiator, carpeted flooring and a range of fitted wardrobes.

BEDROOM TWO

14' 6" x 11' 10" (4.42m x 3.61m) Carpeted flooring, radiator, double-glazed window to the rear and fitted storage cupboard.

BEDROOM THREE

10' 6" x 14' 10" (3.2m x 4.52m) Carpeted flooring, radiator, double-glazed window to the rear and fitted storage cupboard.

BEDROOM FOUR

8' 3" x 15' 11" (2.51m x 4.85m) (narrowing to 7'6") Carpeted flooring, radiator and double-glazed window to the rear.

BATHROOM

Comprising a three-piece suite including bath with glass screen and shower over, wash hand basin and WC. Heated towel radiator and opaque double-glazed windows to the front and side. Tiled from floor to ceiling.

OUTSIDE

The property enjoys a beautifully landscaped rear garden with a range of mature plants and shrubs, patio seating area leading to lawn and fenced boundaries. To the front there is a landscaped garden with lawn and off-road parking, with driveway leading to the garage.



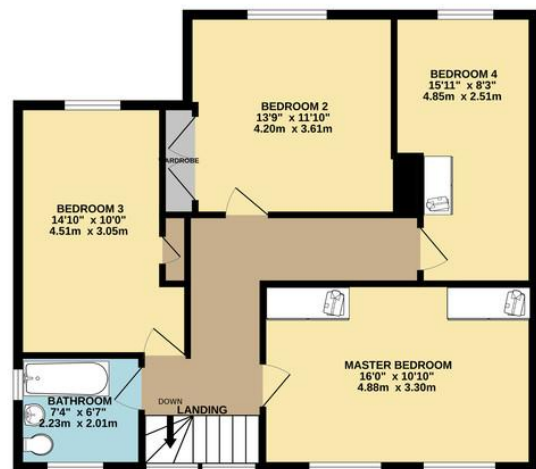
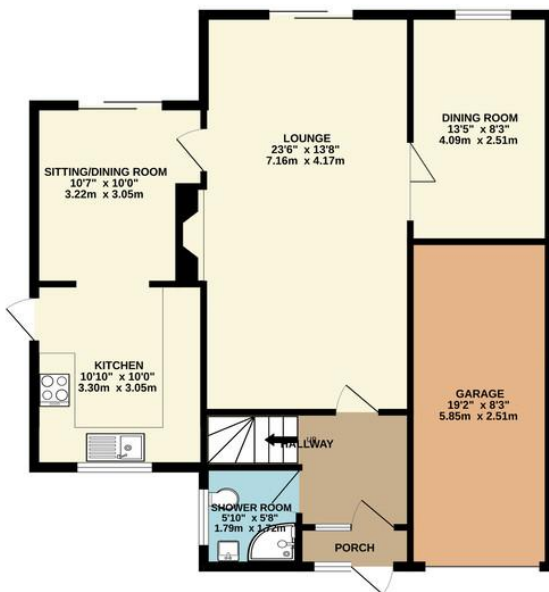


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		82
(69-80)	C	71	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



GROUND FLOOR
875 sq.ft. (81.3 sq.m.) approx.

1ST FLOOR
757 sq.ft. (70.4 sq.m.) approx.



TOTAL FLOOR AREA: 1632 sq.ft. (151.6 sq.m.) approx.

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, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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