



Forest House Lane,Leicester Forest East Leicester LE3 3PY

welcome to

Forest House Lane, Leicester Forest East Leicester

Beautifully presented 4-bed detached home on the desirable David Wilson estate in Leicester Forest East, offering a spacious lounge, WC, large kitchen-diner with utility, four generous bedrooms including en suite master, and a modern family bathroom.

Entrance Hall

Door to the front.

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Window to the side, WC, hand wash basin, radiator and access to under stairs storage.

Study

Window to the front and radiator.

Lounge

Bay window to the front and two radiators.

Kitchen/Dining Room

Fitted kitchen comprising of wall and base units with work surfaces over, sink drainer unit, integrated double oven, hob, extractor fan, dishwasher and fridge freezer. Window to the rear and french doors to the rear,

Utility Room

Fitted with wall and base units with work surfaces over, sink drainer unit and radiator. Door to the rear.

First Floor Landing

Window to the side, radiator and loft access.

Bedroom One

Window to the front and radiator. Access to the en-suite.

En-Suite

Window to the side, shower cubicle, WC, hand wash basin and towel radiator.

Bedroom Two

Two windows to the front and radiator.

Bedroom Three

Two windows to the rear, fitted wardrobes and radiator.

Bedroom Four

Window to the rear and radiator.

Bathroom

Window to the rear, bath, shower cubicle, WC, hand wash basin and towel radiator.

Garage

Front And Rear Of Property

To the front of the property is a driveway leading to the garage. To the rear of the property is a garden laid to lawn with a patio area.

Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.





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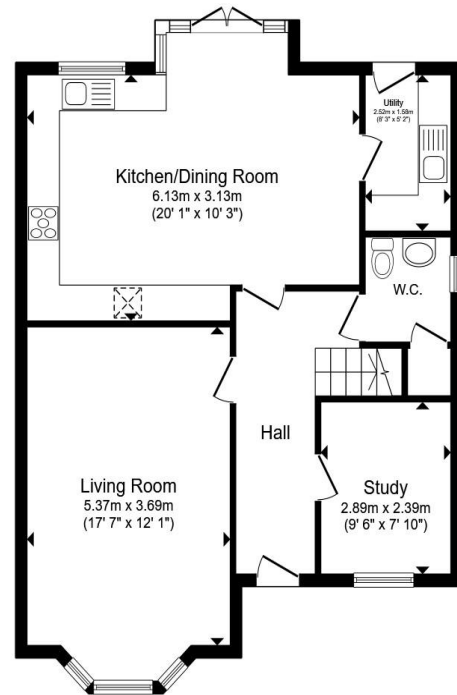
- Modern four-bedroom detached home
- Spacious lounge and open-plan kitchen diner
- Utility room and downstairs WC
- Master bedroom with en suite
- Rear garden with driveway/garage

Tenure: Freehold EPC Rating: B

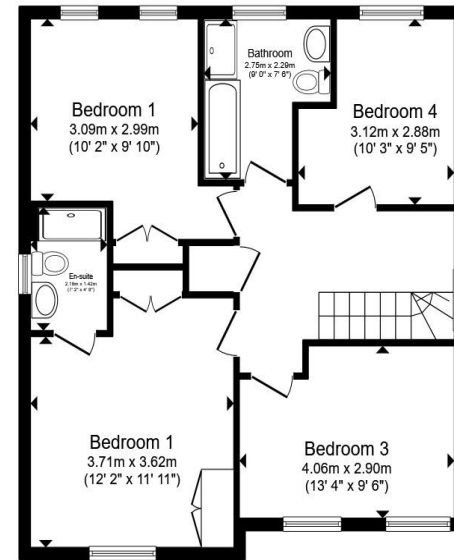
Council Tax Band: E

offers over

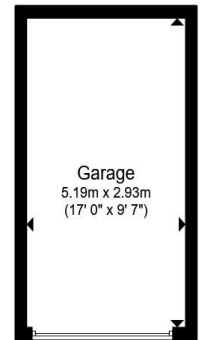
£450,000



Ground Floor



First Floor



Garage

Total floor area 155.1 m² (1,669 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io


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Property Ref:
LHS120458 - 0012

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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