



Morcom Drive, , Leicester, LE2 8BU

- Executive style detached family home
- Excellent transport links
- Bay fronted cosy lounge
- Four well-proportioned bedrooms
- Modern family bathroom suite
- Sought after residential area
- Presented in Ready to move in condition
- Open plan fitted kitchen-diner
- Main bedroom with en-suite
- Driveway and garage parking

Offers Over £405,000



Morcom Drive, , Leicester, LE2 8BU

DESCRIPTION

No Upward Chain – Executive Detached Family Home – Four Bedrooms – Open Plan Kitchen-Diner – En-Suite – Owned Solar Panels – Ready To Move Into

Presented in immaculate condition, this exceptional executive-style detached home is ready for you to move straight in, unpack and start enjoying everything it has to offer. Combining spacious family living with contemporary styling, this is a home perfectly suited to growing families and professionals alike.

The welcoming entrance hallway sets the tone for the accommodation, leading to a beautiful bay-fronted lounge that provides a warm and relaxing retreat. To the rear, the impressive open plan fitted kitchen-diner forms the heart of the home, offering integrated appliances, generous worktop space and ample room for family dining and entertaining. French doors open directly onto the rear patio, creating a seamless connection between indoor and outdoor living, while the adjoining utility room and ground floor WC add practicality to everyday life.

Upstairs, four well-proportioned bedrooms provide flexible accommodation for modern family living. The principal bedroom benefits from a stylish en-suite shower room, while the remaining bedrooms are served by a contemporary family bathroom with a shower over the bath.

Outside, the enclosed rear garden is mainly laid to lawn with a generous patio seating area, creating the perfect setting for summer barbecues, entertaining friends or simply relaxing outdoors. To the front, a driveway provides off-road parking and access to the integral garage.

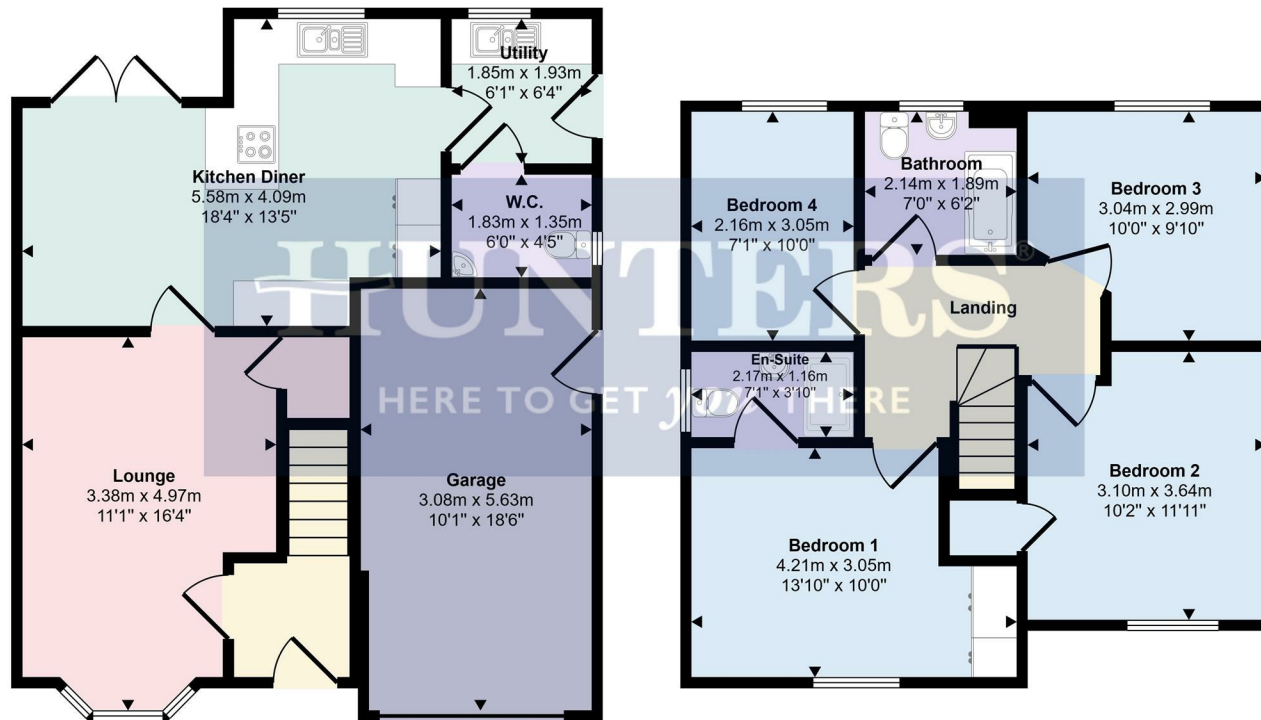
Further benefits include gas central heating, double glazing and owned solar panels, helping to improve energy efficiency and reduce running costs.

Ideally located within a highly sought-after residential area, the property enjoys excellent road and public transport links to Leicester city centre, Fosse Park Retail Outlet, local parks and surrounding motorway networks, making commuting and family life equally convenient.





Approx Gross Internal Area
119 sq m / 1285 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Viewings

Please contact wigston@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	85	86
(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	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.