



## 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

**£415,000**



# Morcom Drive, , Leicester, LE2 8BU

## DESCRIPTION

An exceptional executive-style detached family home, ideally positioned within a highly sought-after residential area, offering excellent road and public transport links to the city, Fosse Park retail centre, local parks and major motorways — perfect for commuters and families alike.

Beautifully presented throughout and ready to move straight into, this superb home truly offers a “turn-the-key, unpack and enjoy” lifestyle.

The welcoming entrance hallway leads to a charming bay-fronted lounge, providing a cosy and relaxing living space. To the rear of the property is a bright and spacious open-plan fitted kitchen-diner, thoughtfully designed with a range of wall and base units, quality work surfaces and integrated appliances. Double-glazed French doors open directly onto the garden patio, creating the perfect flow for entertaining or everyday family living. A door from the kitchen leads through to the practical utility room and a convenient ground floor WC.

Stairs from the hallway rise to the first-floor landing, providing access to four well-proportioned bedrooms. The main bedroom benefits from its own private en-suite shower room, while the remaining bedrooms are served by a stylish modern family bathroom complete with a shower over the bath.

Outside, the rear garden is mainly laid to lawn with neatly edged borders and a patio seating area — ideal for BBQs and al-fresco dining during the warmer months. To the front of the property there is a driveway providing off-road parking and access to the built in garage.

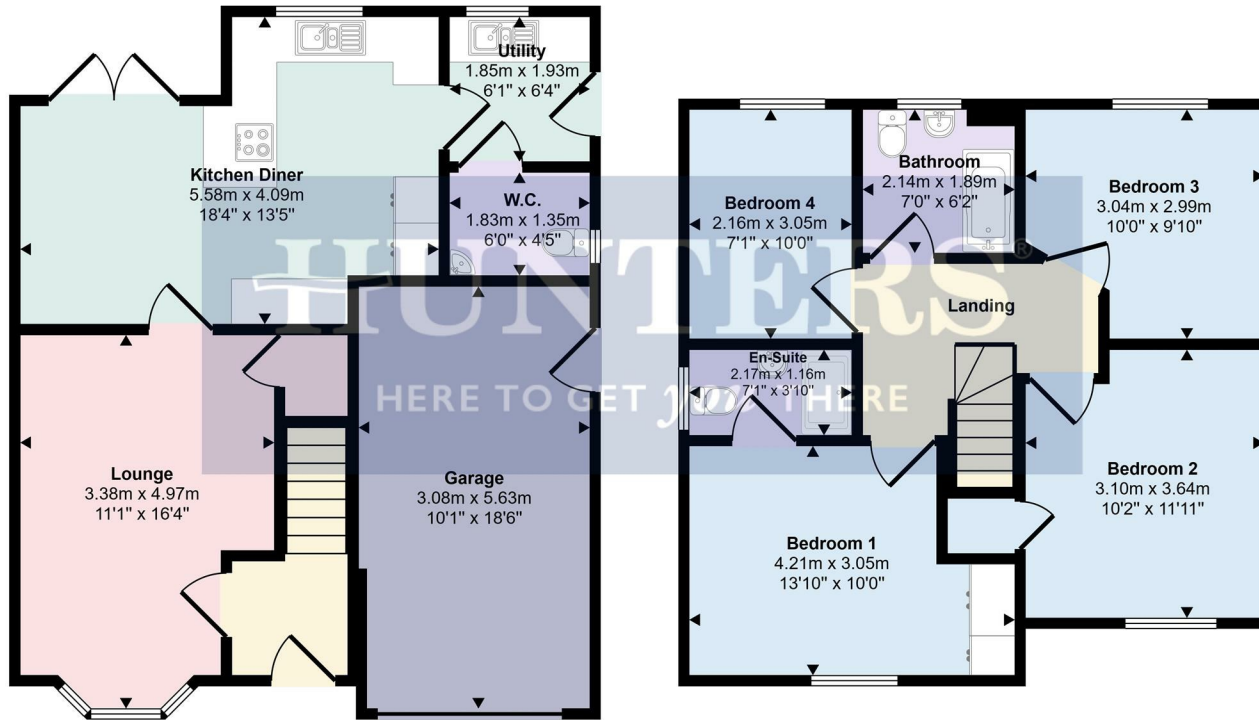
Further benefits include gas central heating, owned solar panels and the added advantage of no upward chain.

This outstanding home is perfectly suited to families or professionals seeking a spacious, well-located property in a desirable area. Early viewing is highly recommended.





Approx Gross Internal Area  
119 sq m / 1285 sq ft



Ground Floor  
Approx 65 sq m / 699 sq ft

First Floor  
Approx 54 sq m / 586 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

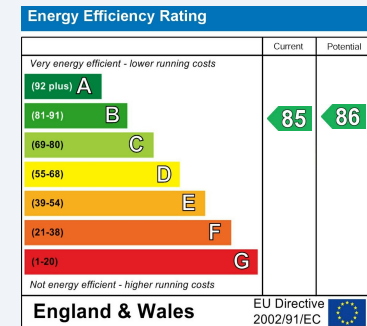
Please contact [wigston@hunters.com](mailto:wigston@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### 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.



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.

