



WARREN LANE, LEICESTER FOREST EAST, LEICESTER

*BEST OFFERS AROUND: £415,000*





Positioned within a quiet cul-de-sac just off Warren Lane, this beautifully presented and tastefully extended four-bedroom detached home enjoys a peaceful setting overlooking green space. Thoughtfully improved during the current ownership, the property offers well-balanced family accommodation and is ready for the next owner to move straight in and enjoy. The location is particularly convenient, with well-regarded primary schooling, local shops, a doctor's surgery and regular bus routes into the city all within easy walking distance.



The accommodation begins with a porch leading into a welcoming entrance hall featuring solid wood flooring and an attractive open-tread staircase rising to the first floor, with useful storage beneath. From here, a door opens into a generous lounge and dining area, again finished with solid wood flooring, a window to the front elevation and French doors that lead out to the rear garden.







A particular highlight of the home is the superbly appointed kitchen, which has been extended to create a contemporary and sociable space. It is fitted with a range of handleless wall and base units in complementary colourways, finished with contrasting work surfaces and a selection of high-quality integrated Neff appliances, including a steam oven. Bi-folding doors with integral blinds open directly onto the garden, allowing the space to flow effortlessly outside. A further internal door leads to a stylish downstairs WC with fully tiled walls, a low flush WC and wall-mounted wash hand basin.





To the first floor, a central landing leads to a very generous principal bedroom with a modern, fully tiled en-suite shower room. There are two further well-proportioned double bedrooms, both with fitted wardrobes, alongside a fourth single bedroom featuring fitted wardrobes and over-bed storage. Completing the accommodation is a beautifully finished family bathroom, fully tiled and fitted with a 'P' shaped bath with shower over, a concealed-cistern WC and a wash hand basin set within a vanity unit.





Externally, the property is set back behind a pleasant lawned frontage with flower borders and a driveway providing off-road parking for two vehicles, leading to a single integral garage. The rear garden is well proportioned and predominantly laid to lawn, complemented by a flagstone patio area, established shrub borders and a timber pergola - creating a lovely outdoor space for both relaxing and entertaining.



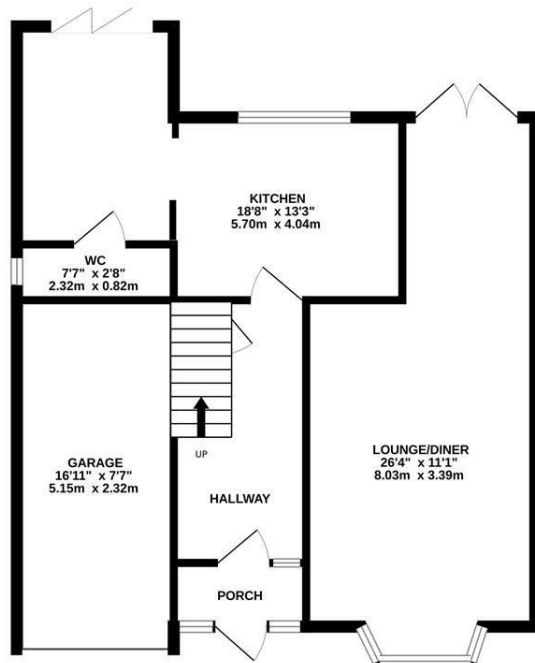
# Key Features:

- Extended contemporary kitchen with integrated appliances and bi-fold doors to the garden
- Spacious open-plan lounge/dining room with solid wood flooring and French doors
- Four bedrooms including a generous principal suite with modern en-suite
- Stylish family bathroom plus ground floor WC
- Driveway parking for two cars and integral garage
- Private rear garden with lawn, patio and timber pergola

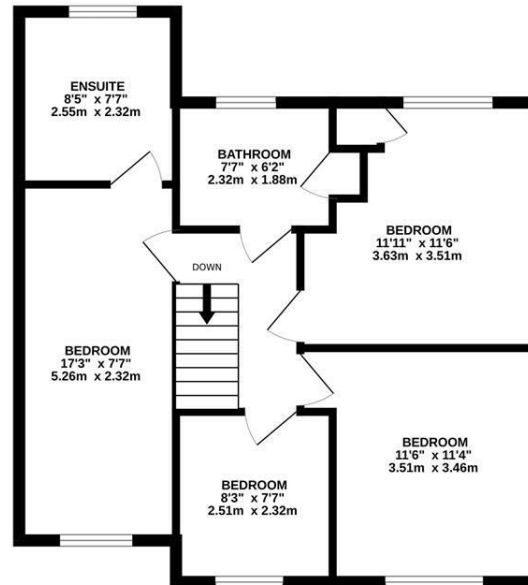


# REZIDE

GROUND FLOOR  
670 sq.ft. (62.3 sq.m.) approx.



1ST FLOOR  
603 sq.ft. (56.0 sq.m.) approx.



TOTAL FLOOR AREA: 1273 sq.ft. (118.2 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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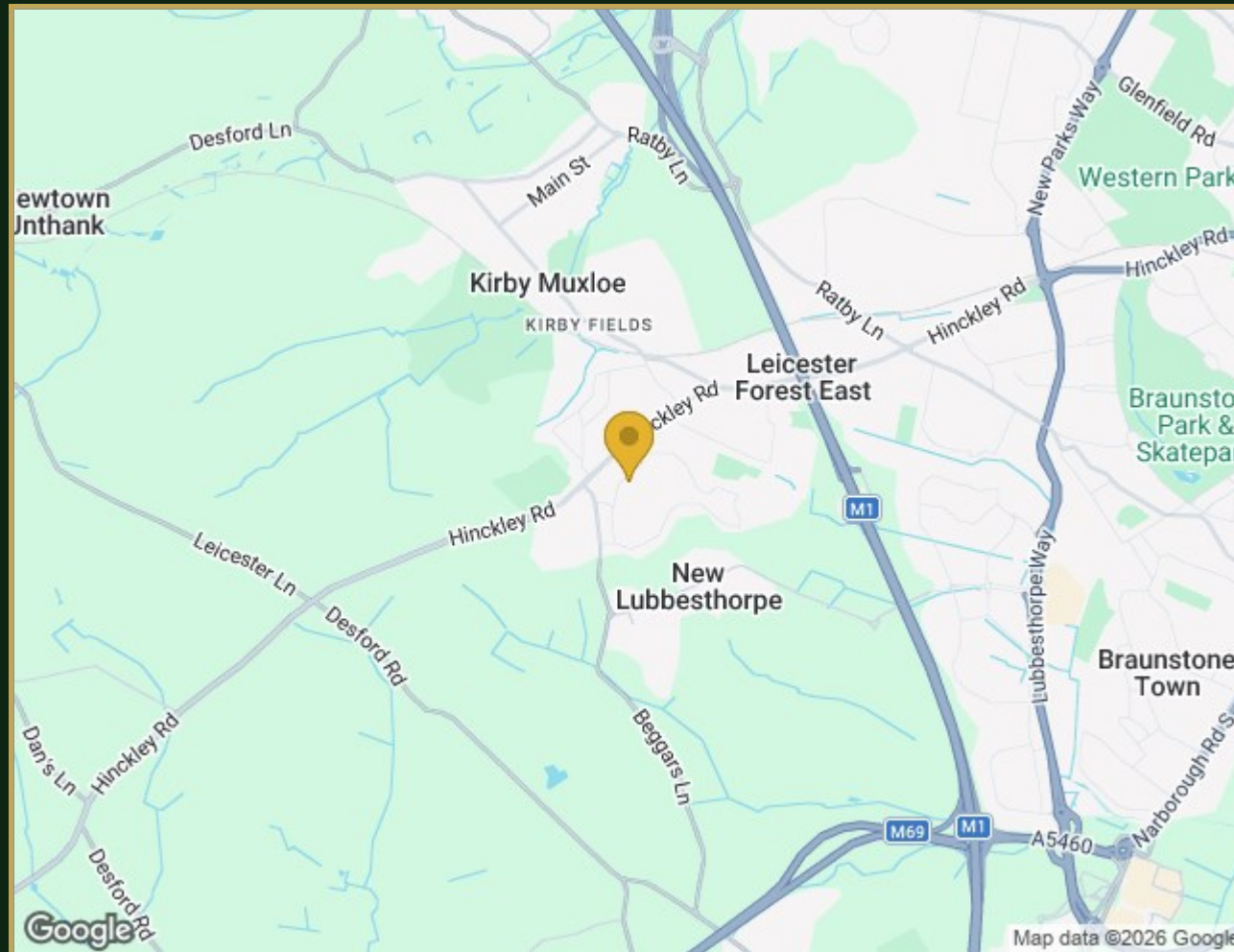
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1108.69 sq ft

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>			(92 plus) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>
			EU Directive 2002/91/EC

# Property Location



24 Warren Lane, Leicester Forest East, Leicester, LE3 3LW