



**FOR SALE**

**£650,000**

**4 Bed Detached House in Chapel Lane, Leicester LE2 3WF**





## FULL DESCRIPTION

An impressive detached home on sought-after Chapel Lane, Knighton, presented to a high standard throughout.

Offering two ensuite bedrooms, a family bathroom, ground floor WC, garage with utility area, landscaped gardens, and a superb enclosed endless pool, this beautifully balanced property blends style, comfort, and practicality - ideal for the modern family. Contact Phillips George to arrange your viewing.

### ENTRANCE HALLWAY AND PORCH

Enter through a charming storm porch with Harlequin tiled flooring into a welcoming hall with varnished wooden floors, a feature stained glass window, and a timber staircase. There is useful under-stairs storage housing the upgraded boiler and electrics, along with cloak space and an alarm system.

### LOUNGE

27' 10" x 13' 2" (8.48m x 4.01m) A bright and generous living space with hardwood flooring, twin French doors opening to the garden, and multiple windows creating a warm, light-filled ambience. Finished with modern floor-to-ceiling radiators.

### DINING ROOM

16' 1" x 11' 10" (4.9m x 3.61m) A lovely family or formal dining space with oak stripped wood flooring, a front bay window, side window, and spot lighting – light and inviting throughout.

### KITCHEN AND DINING AREA

27' 11" x 11' 10" (8.51m x 3.61m) Fitted with stylish real-wood units, integral oven, hob, and dishwasher, with tiled flooring and skylight tubes providing natural light. The adjoining dining area flows into a pre-swimming space with shower and towel radiator.

### STUDY AND READING ROOM

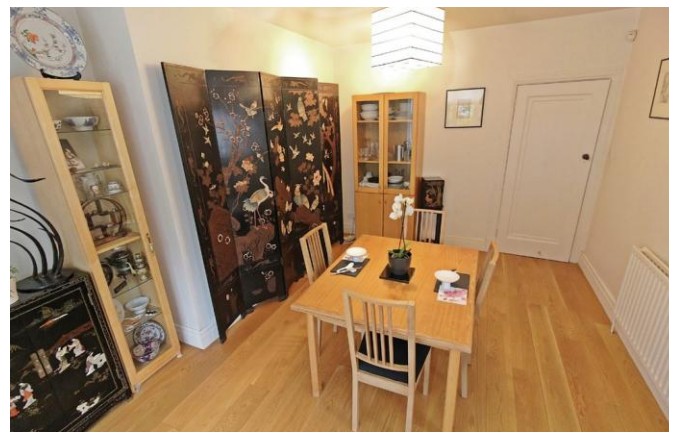
15' 6" x 12' 6" (4.72m x 3.81m) A spacious, versatile room ideal for working from home or relaxation, featuring Harlequin-effect flooring and spot lighting.

### GROUND FLOOR WC

Low-level WC and wash basin with partial Harlequin tiling and extractor fan.

### GARAGE AND UTILITY AREA

15' 4" x 11' 10" (4.67m x 3.61m) Electric shutter door, courtesy access to the house, and a well-equipped utility area with sink, storage, and appliance space.



# Phillips George



## LANDING

An attractive open gallery landing with a triple-glazed stained glass window and wood balustrade leading to the bedrooms and bathrooms.

## MASTER BEDROOM

*15' 1" x 13' 2" (4.6m x 4.01m)* Light and spacious double bedroom with dual-aspect windows, carpeted flooring, radiator, and wardrobe space.

## BEDROOM TWO

*13' 2" x 11' 10" (4.01m x 3.61m)* A bright room with dual-aspect windows, stripped wooden flooring, radiator, and loft access with ladder.

## ENSUITE TO BEDROOM TWO

Shower cubicle, WC, wash basin, towel radiator, and full tiling with vanity light and skylight tube.

## BEDROOM THREE

*11' 10" x 8' 11" (3.61m x 2.72m)* Light and airy with dual-aspect windows, stripped wooden flooring, and neutral décor.

## ENSUITE TO BEDROOM THREE

Three-piece suite with bath, WC, and vanity basin. Partly tiled with underfloor heating, LED lighting, and extractor fan.

## BEDROOM FOUR

*10' 0" x 8' 2" (3.05m x 2.49m)* A large single room with dual-aspect windows, carpeted flooring, and radiator.

## FAMILY BATHROOM

Four-piece suite with corner shower, bath, vanity basin, and WC. Fully tiled with opaque side window.

## ENDLESS POOL ROOM

To the rear, a fully enclosed, double-glazed wooden structure houses an endless swimming pool with side access door – ideal for year-round use.

## GARDENS

Beautifully landscaped rear garden with patio, steps to lawn, and mature planting. Side access leads to a landscaped front garden with sweeping in-and-out driveway and garage access.







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		84
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	69	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



**Agents Note:** Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

