



**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.

### **W C**

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.





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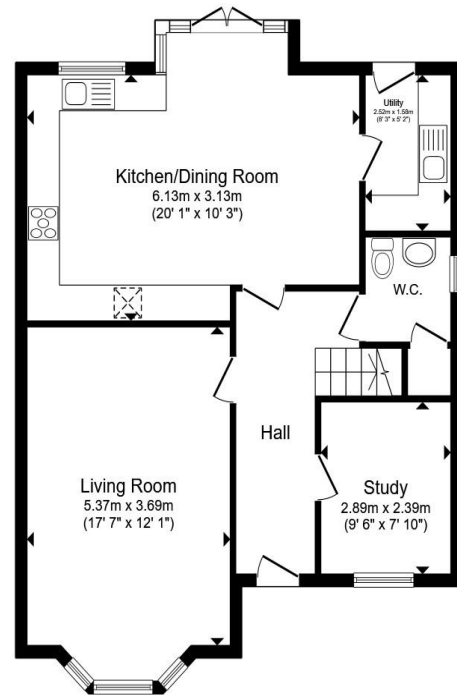
- Modern four-bedroom detached home
- Spacious lounge and open-plan kitchen diner
- Utility room and downstairs WC
- Master bedroom with en suite
- Rear garden with driveway/garage

Tenure: Freehold EPC Rating: B

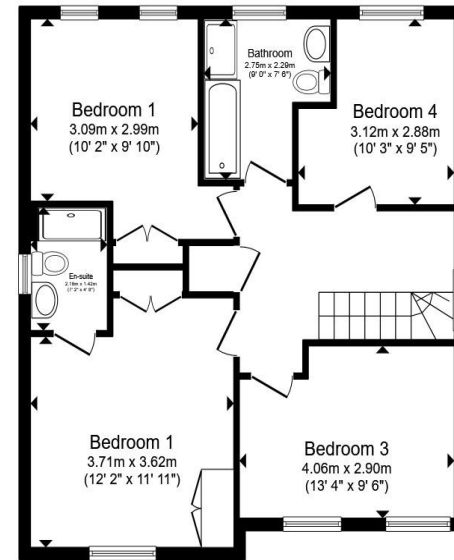
Council Tax Band: E

offers in the region of

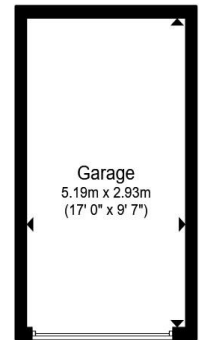
**£460,000**



Ground Floor



First Floor



Garage

Total floor area 155.1 m<sup>2</sup> (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](http://www.propertybox.io)



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Property Ref:  
LHS120458 - 0008

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