



- Luxury Detached House
- Gardens Not Overlooked
- Four Bedrooms
- Lounge
- Dining Room
- Study
- Fitted Kitchen
- Two En Suites

A new build, in a highly sought after area, gas fired central heating, double glazing, briefly comprising: entrance hall, lounge, dining room, study, fitted kitchen, four bedrooms, two with en-suites, family bathroom, double garage.

The property is located within this well established and highly sought after residential area situated just off the exclusive tree lined avenue handy for nearby local shops in Evington village, schools, bus services and recreational facilities. All comprehensive shopping and supermarket facilities are available in Oadby and Leicester.

ENTRANCE HALL

CLOAKROOM & SHOWERROOM

Fully tiled walls and flooring, WC, wash hand basin and enclosed shower cubicle.

LOUNGE

6.32m into the Bay window narrowing to 5.41m x 3.28m With double glazed windows and double glazed patio doors over looking the rear garden, ample power points and gas central heating to radiators. Tv and phone point. An allowance of £1000.00 will be made for fire place and fire

DINING ROOM

3.13m(10'3") x 3.40m(11'2")

With radiator, double glazed window, Tv and phone point

STUDY

3.13m(10'3") x 2.17m(7'1")

With radiator, double glazed window, and Tv and phone point.

FITTED KITCHEN

4.30m(14'1") x 4.86m(15'11")

Full range of white fitted units with classic black work surfaces. A selection of integrated appliances, including electric double oven and stainless steel extractor hood, with a five burner gas hob. Integrated dishwasher.

UTILITY ROOM

2.30m(7'7") x 1.46m(4'9")

With integrated washer/dryer and tiled walls and floor, double glazed door.

FIRST FLOOR

Approach from a central landing are the following:

BEDROOM 1

5.17m(17'0") x 4.19m(13'9")

With double glazed window, Tv and phone point and radiator

EN-SUITE BATHROOM

With bath, pedestal wash hand basin, w.c, tiled walls and flooring and radiator.

BEDROOM 2

3.34m(11'0") x 3.83m(12'7")

With radiator, double glazed window and Tv and phone point with en-suite shower room

EN-SUITE SHOWER ROOM

With enclosed shower cubicle, w.c and wash hand basin.and radiator.

BEDROOM 3

3.57m(11'9") x 2.90m(9'6")

With radiator, double glazed window and Tv and phone point.

BEDROOM 4

3.34m(11'0") x 3.85m(12'8")

With radiator, double glazed window and Tv and phone point.

FAMILY BATHROOM

With w.c, pedestal wash hand basin, bath with shower over, radiator.

DOUBLE GARAGE

5.52m(18'1") x 5.10m(16'9")

with up and over electric door, light and power.

OUTSIDE

The rear garden extends to appx 30ft, and is not overlooked.

SPECIAL NOTE

The property is currently under construction and the developers reserve the right to change and improve the specification.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.