

**FOR SALE**

4 Bed Detached House in Bovington Road, Leicester LE5 0TX

**Offers Over £475,000**



## PROPERTY FEATURES

- Detached
- Stunning Home
- Four Bedrooms
- Show Home Presentation
- Master Ensuite Shower
- Garage
- Landscaped Gardens
- Off Road Parking
- Many Upgrades
- Call Phillips George To View



## FULL DESCRIPTION

Recently built by Redrow Homes, this stunning four bedroom detached located in the desired area of Humberstone is presented to a show home standard throughout. Featuring a spacious kitchen diner, master with en-suite, ground floor WC, and beautifully landscaped gardens, this property offers luxury living. A detached garage and immaculate interiors complete the package. Contact Phillips George to arrange your viewing today.

### ENTRANCE HALL

Main hall with radiator, tiled flooring, composite door to the front.

### LOUNGE

16' 6" x 11' 10" (5.03m x 3.61m) Double glazed window to the front, radiator, tiled flooring.

### KITCHEN/DINER

25' 0" x 13' 0" (7.62m x 3.96m) Stylish kitchen with wall and base level units, sink and drainer, work surfaces, integral oven and hob with extraction over, double glazed window to the rear, dining area with tiled flooring, double glazed French doors leading to garden.

### UTILITY ROOM

6' 7" x 5' 7" (2.01m x 1.7m) Wall and base level units, sink and drainer, work surfaces, boiler, plumbing and space for washing machine, door to the side.

### GROUND FLOOR W.C

Comprising low level flush W.C and wash basin, opaque double glazed window to the front.

### LANDING







Carpeted flooring, loft hatch, window to the side.

## **BEDROOM ONE**

*13' 10" x 12' 0" (4.22m x 3.66m)* Double glazed window to the front, radiator, carpeted flooring, fitted robes.

## **MASTER EN-SUITE**

Master en-suite comprising a shower cubicle, low level flush W.C and wash basin, opaque double glazed window to the side.

## **BEDROOM TWO**

*13' 3" x 9' 3" (4.04m x 2.82m)* Carpeted flooring, double glazed window to the front, radiator, fitted robes.

## **BEDROOM THREE**

*11' 0" x 9' 7" (3.35m x 2.92m)* Carpeted flooring, double glazed window to the rear, radiator.

## **BEDROOM FOUR**

*9' 0" x 7' 4" (2.74m x 2.24m)* Carpeted flooring, double glazed window to the rear, radiator.

## **BATHROOM**

Comprising a three piece suite, bath with shower and glass screen over, wash basin, opaque double glazed window to the side, low level flush, towel radiator, tiled flooring.

## **OUTSIDE**

Landscaped rear garden with patio leading to lawn, fenced borders. Front garden being landscaped with lawn and pathway to front door and driveway.

## **SINGLE GARAGE**

With up and over doors, power and lighting.

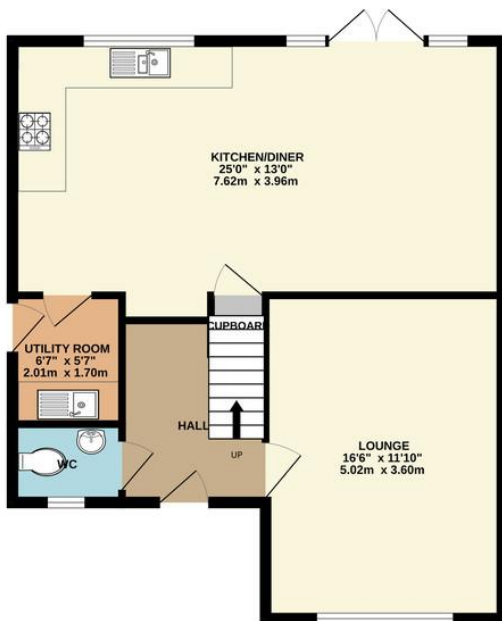




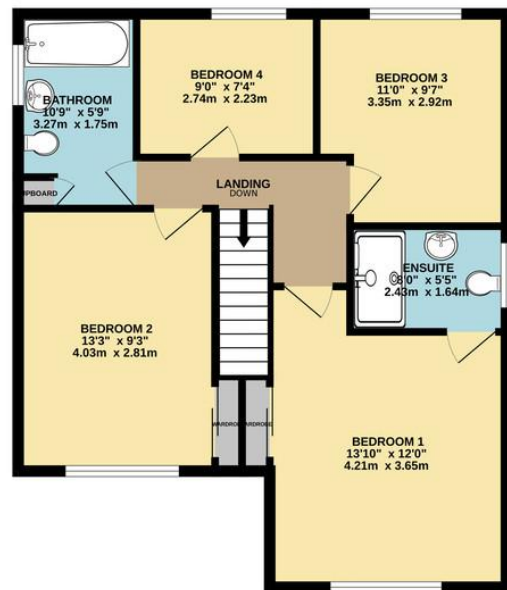
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>	98	99
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



GROUND FLOOR  
660 sq.ft. (61.3 sq.m.) approx.



1ST FLOOR  
653 sq.ft. (60.6 sq.m.) approx.



TOTAL FLOOR AREA: 1313 sq.ft. (122.0 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.

**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.

