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4 Bed Detached In Stowe Close , Leicester, LE3 9ES

£439,000





Ref:13742







## SHORT DESCRIPTION

Property Ref: 13742 council tax:E Key features • Smart brick Large Detached Family Home • Heaps of room for growing or large families • 4 Bedrooms (2 x Double) • Master Bedroom with En-suite • Two Reception Rooms ideal for entertaining • Main Bathroom and Cloakroom (3 x toilets) • Recently fitted Kitchen (eye level oven/microwave) and separate utility • Integrated Garage with internal access (potential extra living space) • Beautiful curated gardens to front and rear (south facing) • Double driveway (4 cars) and off-road parking available • UPVC Double Glazed windows and Patio. Composite doors front/rear • Quiet and very safe cul de sac for kids and pets • Excellent Primary and Secondary schools walking distance • Easy access to (M1, M69), Bus route to City and Train station • Close to City, Beaumont & Fosse Park Shopping, Glenfield/LRI Hospitals • Tenure - Freehold / Tax Band E • Friendly neighbours and neighbourhood watch • Freehold - No upward chain • Viewings By Appointment Only Description: Rare listing of detached family situated in the popular Heathley Park estate. Built in 2000, the property offers accommodation over 2 floors. The property boasts an integral garage as well as lawn and established English gardens to front and rear. Benefiting from gas central heating, serviced annually and recently power flushed for extra efficiency. This well-proportioned accommodation comprises an entrance hall, downstairs WC, two reception rooms and kitchen and utility room. The first floor offers four bedrooms two of which are double with (master bedroom en-suite shower) and a spacious family bathroom. Ideally suited to growing families, this home is in a sought after location being conveniently positioned for easy access to the motorway network, City, Beaumont Shopping, Bradgate Park, Fosse Park and Royal Infirmary and Glenfield Hospitals. Immediate viewing comes highly recommend to avoid disappointment. Tenure: Freehold Accommodation: Front entrance door opens into the: Entrance Hall: 5.29m x 1.79m Presented with wood effect flooring, the welcoming entrance hall gives access to all of the downstairs accommodation. With a central heating radiator and staircase rising to the first floor. Dining Room: (3.5m x 3.2m) Perfect formal dining, the rear reception room is presented with carpet flooring and recently fitted UPVC sliding patio door overlooking beautiful garden. Includes a wide central heating radiator and two sets of double electric sockets Lounge: (5.18m x 3.5m) Positioned around a feature gas fireplace, the second reception room enjoys light provided by a smart front bay window overlooking the front garden and driveway. Presented with carpet flooring and double internal doors to split reception rooms. With carpet flooring and two central heating radiators and TV/Broadband connections. Kitchen: (5.08m x 3.15m) Smart ceramic floor tile wood effect throughout and fitted with a range of wall mounted and base units with a light work surface. Features include a stainless sink and drainer with mixer tap, built in Zanussi eye-level oven and microwave, 4-ring gas hob with extractor fan with stainless steel splashback and an integrated AEG dishwasher. Breakfast/Dining space with large patio window overlooking beautiful back garden. Double radiator that provides plenty of warmth winter. A smart secure composite door provides access to garden and side alley way access. Utility Room: (1.82 x 1.51m) Features include a stainless sink and drainer with mixer tap, wall mounted Central Heating Boiler, single radiator and under cabinet space for dryer (currently used for under cabinet freezer) Ground Floor WC: (1.78m x 0.76m) Fitted with a two piece suite comprising a toilet and WC basin. A single radiator and extractor fan included. First Floor Landing: Giving access to the bedrooms and bathroom, with carpet flooring, central heating radiator, and privacy screened window that allows natural light to permeate. A hatch to loft space with remote controlled light. Master Bedroom: (4.51m x 3.5m) A double room offering built in wardrobes, bay window to the front elevation overlooking front gardens and driveway. Includes a window seat, matching dressing table and TV/Cable point. Carpet flooring and a double central heating radiator. A door leads to the: En-suite Shower Room: (1.20m x 2.35m) Fitted with a three piece suite comprising an extended shower cubicle, wash basin and toilet with a shaver point and a privacy screened window to the side elevation. Includes a smart towel radiator and excellent pump induced shower pressure Bedroom Two: (3.62m x 3.37m) A second double room offering a window to the rear elevation, with carpet flooring and a long central heating radiator with double electric sockets Bedroom Three: (2.94m x 2.46m) A third double room offering two windows to the front elevation, carpet flooring and a central heating radiator with double electric sockets. Bedroom Four: (2.42m x 2.41m) A fourth bedroom which is currently used as an

office. Room includes a window facing rear garden and single radiator with double electric sockets. Family Bathroom: (2.38m x 2.1m) Spacious room fitted with a three piece suite comprising a bath with shower attachment, wash hand basin and toilet. Tiled up to ceiling surrounding the bath and half-way around the room. Boxed feature that provides plenty of storage space for bathroom accessories. Includes a smart towel radiator and a window to the rear elevation. Integral Garage (4.64m x 2.69m) With light power and an up and over door to the front. Garage is fitted with shelving units and PIR alarm sensor. There is the potential to convert the garage into further downstairs living space with no planning permission required. Outside Occupying a cul de sac position, the plot offers a driveway to the front for up to 4 cars and plenty off road parking opposite. Access to integrated single garage, a lawned garden to the side established with a selection of English Garden shrubs. Gated side access leading to a south facing lawn and established garden with plenty of privacy and colourful shrubs that provide a pleasant aesthetic all year round. Includes a paved patio area for entertaining, including parasol shade. Side-access covered storage space. A mix of solid wood and brick fencing provide secure boundaries with surrounding houses....

**4**

**Bed Room(s)**

**2**

**Bath Room(s)**

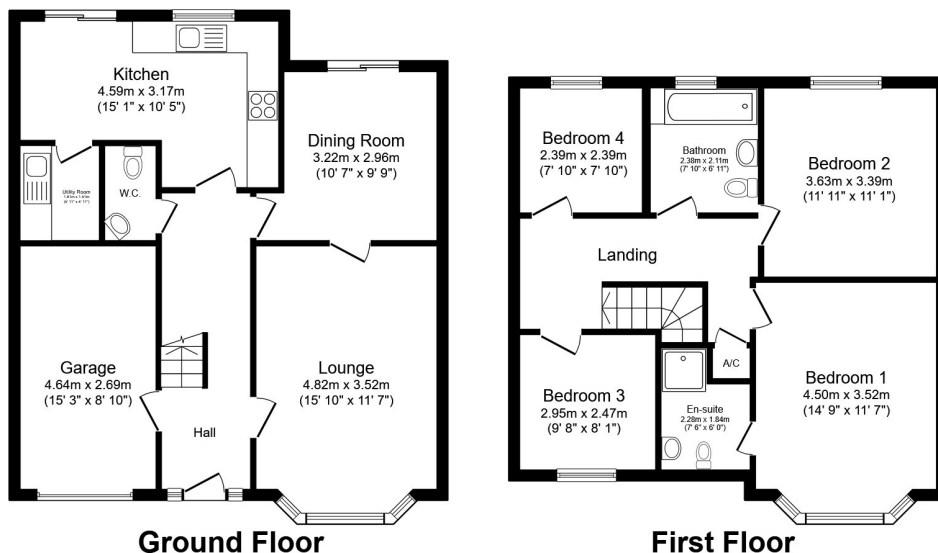
**2**

**Living Room(s)**

## **FLOOR PLAN**

Illustrations are for identification purposes only and are not to scale.

All measurements are a maximum and include wardrobes and bay windows where applicable.



Total floor area 128.9 m<sup>2</sup> (1,387 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.focalagent.com](http://www.focalagent.com)

## **EPC GRAPH**

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All measurements are a maximum and include wardrobes and bay windows where applicable.



## Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

## Energy rating and score

This property's energy rating is D. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.

**Properties get a rating from A (best) to G (worst) and a score.** The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D  
the average energy score is 60

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