



Hilltop Avenue

Great Glen, Leicester, Leicestershire, LE8 9EE

Asking Price Of £475,000

Kings are delighted to present this BEAUTIFUL 4 bed semi detached DORMER for sale in the very popular area of GREAT GLEN. Offering off road parking, garage, conservatory, large rear garden and 4 double bedrooms. Must be viewed to appreciate the true beauty and quality. CALL KINGS TODAY.



Property Features

- BEAUTIFULLY PRESENTED
- Close to Local Schools
- SOUGHT AFTER VILLAGE LOCATION
- Conservatory
- Luxury Kitchen with
- Spa Jacuzzi
- GARAGE & PARKING FOR 3+ CARS
- Multifuel log burner
- Bespoke oak staircase
- CALL KINGS TODAY

Full Description

Kings are delighted to present this BEAUTIFUL 4 bed semi detached DORMER for sale in the very popular area of GREAT GLEN.

In close proximity to local schools including St Cuthberts Primary School and Leicester Grammar School as well as local shops and businesses and places of worship. A short drive away from the A6 which allows for easy travel access.

CALL KINGS FOR VIEWINGS.

Offering off road parking, garage, conservatory, large rear garden and 4 double bedrooms. Must be viewed to appreciate the true beauty and quality.

ENTRANCE HALL

5' 2" x 25' 5" (1.59m x 7.75m)

Composite front door leading entrance hall with wood flooring, UPVC double glazed window, ceiling light and chandelier hanging down from the first floor, radiator fitted to wall, wooden stairs leading up to first floor, wooden doors leading into garage, bathroom and living room and open doorway leading into kitchen.

LIVING ROOM

13' 10" x 16' 4" (4.22m x 4.98m)

Wooden, glass panel door leading into living room with wooden flooring, ceiling light, radiator fitted to wall, brick built fireplace with log burner and UPVC double glazed window.

KITCHEN

14' 6" x 18' 9" (4.44m x 5.73m)

Open doorway leading from entrance hall into kitchen with the wooden floor following on through, fully fitted gloss kitchen units with integrated fridge/freezer, dishwasher, washing machine, microwave, electric oven and 4 hob gas stove with matching extractor fan. Wood effect worktops with fitted sink and mixer tap, breakfast bar with 2 chairs, 4 inset ceiling lights, 3 hanging ceiling lights, open doorway leading into conservatory and UPVC double glazed window and skylight.

CONSERVATORY

8' 3" x 9' 6" (2.54m x 2.92m)

Open doorway leading from kitchen with the wooden floor carried on throughout, 2 wall lights, radiator fitted to wall, French style double glazed doors and windows.



BEDROOM 1

14' 9" x 10' 6" (4.50m x 3.22m)

Wooden door leading into bedroom 1 with carpet laid to floor, ceiling light and 4 inset ceiling lights, radiator fitted to wall and UPVC double glazed French style doors leading out into the rear garden.

DOWNSTAIRS BATHROOM

7' 7" x 9' 11" (2.33m x 3.03m)

Wooden door leading into downstairs bathroom with ceramic tiles laid to floor, walls fully tiled, 5 inset ceiling lights, W/C, vanity sink with storage cabinet, stand in shower cubicle with glass door, freestanding bath tub and UPVC double glazed window/

BEDROOM 2

11' 3" x 13' 10" (3.45m x 4.23m)

Wooden door leading into bedroom 2 with carpet laid to floor, radiator fitted to wall, 4 inset ceiling lights and UPVC double glazed window.

BEDROOM 3

12' 0" x 8' 11" (3.68m x 2.73m)

Wooden door leading into bedroom with carpet laid to floor, 4 inset ceiling lights, radiator fitted to wall and UPVC double glazed window.

BEDROOM 4

9' 9" x 8' 11" (2.98m x 2.72m)

Wooden door leading into bedroom 4 with carpet laid to floor, 6 inset ceiling lights, radiator fitted to wall and UPVC double glazed window.



BATHROOM

11' 3" x 7' 4" (3.44m x 2.26m)

Wooden door leading into bathroom with ceramic tiles laid to floor, walls fully tiled, 5 inset ceiling lights, W/C, hand wash basin, walk in shower, jacuzzi bath and UPVC double glazed window and skylight.

OUTSIDE

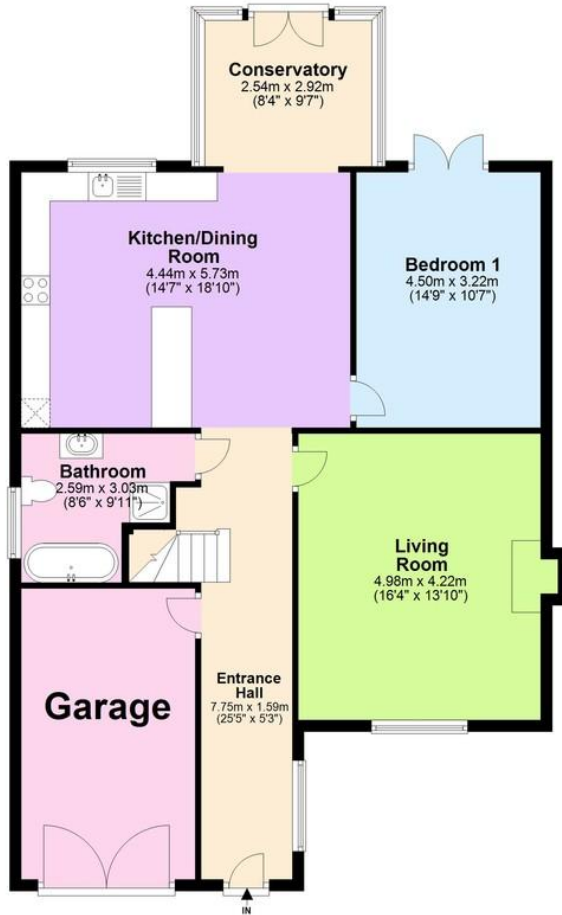
To the front of the property there is a large driveway with enough space for multiple cars, a wooden gate at the side of the property which allows access to the rear garden. The rear garden is fully enclosed with wooden fencing, there is a large patio area outside the conservatory doors which makes for a generous seating area, steps leading down onto the lawn with another patio area in the top left hand corner.





Ground Floor

Approx. 106.6 sq. metres (1147.9 sq. feet)



First Floor

Approx. 45.8 sq. metres (492.5 sq. feet)



Total area: approx. 152.4 sq. metres (1640.5 sq. feet)

Further information:

Money laundering regulations - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

OFFER CHECKLIST

- Proof of ID
- Proof of Address
- Bank Statement/proof of funds
- Solicitors contact details
- Letter to Confirm Offer

A Finders Fee may be payable.

Tenure: Freehold

Local Authority:

Council Tax Band: Band D

Viewings: By appointment only

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are 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.

