



Monks Crescent
Leicester, LE4 2WA

£365,000

Property Features

- VIRTUAL TOUR AVAILABLE
- FOUR BEDROOMS
- MASTER EN SUITE
- LOUNGE + DINING ROOM
- DINING KITCHEN
- DOWNSTAIRS WC
- INTEGRAL GARAGE
- CUL DE SAC LOCATION

Full Description

This BEAUTIFUL HOME, having been RECENTLY UPGRADED is IMMACULATE THROUGHOUT, boasts FOUR BEDROOMS, master EN SUITE, LOUNGE, having archway to DINING ROOM, 16ft 4 DINING KITCHEN, downstairs WC and family bathroom all benefiting from PVCu DOUBLE GLAZING and GAS CENTRAL HEATING. Outside, to the front is a mainly laid to lawn garden, DRIVEWAY leading to the INTEGRAL GARAGE with a delightful rear garden completing the picture of this LOVELY HOME situated in a quiet CUL DE SAC of similar quality homes.

ENTRANCE HALL

Storm porch giving access to the front door which leads into an entrance hall with stairs off to first floor, under-stairs storage cupboard, radiator, wood laminate flooring and doors into downstairs w.c., lounge and kitchen diner.

DOWNSTAIRS W.C.

Fitted with a two piece suite comprising close coupled w.c. and wash hand basin, and radiator.

LOUNGE

14' 2" x 10' 5" (4.32m x 3.18m)

PVCu double glazed window to front elevation, Adam style fireplace with living flame gas fire, radiator and open into dining room.

DINING ROOM

10' 7" x 8' 8" (3.23m x 2.64m)

Radiator and double glazed sliding doors to rear elevation leading out into the garden.



KITCHEN DINER

16' 4" x 9' 9" max. (4.98m x 2.97m)

Fitted with a range of wall, base and drawer units with laminate work surfaces, one and a half bowl sink drainer, integrated electric oven, built in gas hob, overhead stainless steel extractor hood, integrated fridge freezer, under-counter space and plumbing for washing machine, radiator, space for table and chairs, PVCu double glazed windows to rear elevation and PVCu double glazed external door leading out into the garden.

LANDING

Access to loft and doors to all connecting bedrooms and family bathroom.

BEDROOM ONE

11' 9" x 10' 6" (3.58m x 3.2m)

PVCu double glazed window to front elevation, fitted wardrobes, radiator and door to en suite.



EN SUITE

Fitted with a three piece suite comprising close coupled w.c., wash hand basin and corner shower cubicle, fully tiled walls and floor, chrome ladder style radiator and PVCu double glazed window to front elevation.



BEDROOM TWO

13' 7" x 8' 2" (4.14m x 2.49m)

PVCu double glazed window to front elevation, wood laminate flooring and radiator.



BEDROOM THREE

10' 6" x 10' 6" (3.2m x 3.2m)

PVCu double glazed window to rear elevation and radiator.

BEDROOM FOUR

8' 8" x 8' 0" (2.64m x 2.44m)

PVCu double glazed window to rear elevation and radiator.

BATHROOM

Fitted with a three piece suite comprising close coupled w.c., pedestal wash hand basin and bath with shower attachment, chrome ladder radiator and PVCu double glazed window to rear elevation.



INTEGRAL GARAGE

Single integral garage with up and over door.

OUTSIDE

To the front of the property is a lawn garden and tarmac driveway providing off road parking, with gated access to the rear. To the rear of the property is a landscaped garden with shaped patio area and lawn area with planted shrubs, all enclosed by wooden fencing.

GENERAL NOTES

Viewing Arrangements

Please contact Clare, Ben or Katie to arrange your viewing.

Fixtures, Fittings and Appliances

Any fixtures, fittings or appliances mentioned in these details have not been tested and can not be assumed to be in full efficient working order.

Internal photographs

It should not be assumed that items shown in our photographs are included in the sale of the property.

Measurements

Although we have taken every care to ensure the dimensions for the property are true, they should be treated as approximate and for general guidance only.

Money Laundering

Where an offer is accepted, the prospective purchaser will be required to confirm their identity to us by law. We will need to see a passport or driving licence along with a recent utility bill to confirm residence.

General Note

These details and floor plans, although believed to be accurate, are for guidance only and prospective purchasers should satisfy themselves by inspection or otherwise to their accuracy. No individual within this estate agency has the authority to make or give any warranty in respect to the property.

Referral Fees

We believe you may benefit from using the services of Simpson Jones, Setfords Solicitors, Idyll Mortgages, Near and Far and Jex Surveyors, the Provider(s), who are conveyancers, mortgage adviser, removals and surveyor respectively.

We recommend sellers and/or potential buyers use the services of the Provider(s). Should you decide to use the services of the Provider(s) you should know that we would expect to receive a referral fee of between £50 and £144 from them for recommending you to them. You are not under any obligation to use the services of any of the recommended providers, though should you accept our recommendation the provider is expected to pay us the corresponding Referral Fee.



Whilst every attempt has been made to ensure the accuracy of the floor plans 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 prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency over time.
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