

## FOR SALE

**17a Spencefield Gardens  
Off Spencfield Lane  
Leicester  
LE5 6PT**

- **New Build**
- **Detached**
- **4 Bedrooms**
- **Double Garage**
- **UPVC Double Glazing**
- **FGCH**
- **Fitted Kitchen**

➤ **PRICE: £449,000**



### Summary:

Kal Sangra ~ Shonki Brothers Ltd are pleased to offer this newly built detached family house situated within a development of five other similar properties accessed via a private gated driveway off Spencefield Lane. The property is in a much sought after area and in close proximity to popular local schools City of Leicester College and Whitehall Junior School. The accommodation comprises of entrance hall, dining room, lounge, fitted kitchen, utility room, shower room, study, four bedrooms two with en-suites, family bathroom, double garage and outside store. The property benefits from gas central heating and double glazing.

### Directions:

The property is located approximately 4½ miles from the city centre and is best approached by leaving the city centre via the main A47 Humberstone Road which leads to A47 Uppingham Road. Continue over the traffic light junction of Coleman Road, the road eases to the right. Continue over the traffic lights for approximately ½ mile and then turn right into Spencefield Lane where the property can be found via a gated entrance on the right hand side.

### ACCOMMODATION

#### Ground Floor:

**Entrance Hall:** With radiator and staircase to the first floor.

**Lounge - 19' 9" x 10' 8" (5.79 m x 3.04 m):** Having double glazed window to the front elevation, radiators, electrical, telephone and television points and further door leading to:

**Dining Room - 11' 2" x 10' 3" (3.35 m x 3.04 m):**

Having double glazed sliding patio doors to rear garden, radiator electrical and television points.

**Fitted Kitchen - 15' 2" x 11' 3" (4.62 m x 3.43 m):**

Having 2 double glazed windows to the rear elevation, tiled flooring and part tiled walls. The kitchen has been thoughtfully fitted with a range of quality base and eye level units and peninsular breakfast bar complemented by coordinating worktops and splash back tiles, inset sink and drainer, built in oven and hob with extractor fan over and integrated fridge / freezer, dishwasher, concealed gas boiler, radiator, electrical, telephone and television points.

**Utility Room - 7' 6" x 4' 9" (2.29 m x 1.45 m):**

With a UPVC door to the rear of the property and fitted with a range of base units with worktops and splash back tiles, sink and drainer and radiator.

**Shower Room 4' 7" x 7' 8" (1.21 m x 2.13 m):**

With enclosed shower cubicle, wash hand basin, w.c, extractor fan, radiator and tiled throughout.

**Study - 14' 8" x 9' 7" (4.47 m x 2.29 m):**

With double glazed window to the rear elevation, radiators, electrical, telephone and television points.

**First Floor** – with double glazed window to the front elevation, cupboard and all connecting doors to:

**Bedroom One - 16' 1" x 16' 4" (5.16 m x 4.98 m):**

With double glazed window to the front elevation, radiators, electrical and television points and ensuite bathroom with double glazed window to side and rear elevations, bath tub with Tritan electric shower over, wash hand basin, w.c, fully tiled walls and floor, extractor fan and radiator.

**Bedroom Two - 12' 5" x 11' 0" (3.84 m x 3.35 m):**

With double glazed window to the front elevation, radiators, electrical, telephone and television points and ensuite shower room with walk in shower, pedestal wash hand basin, w.c, fully tiled walls and floor, radiator and extractor fan.

**Bedroom Three - 12' 7" x 11' 0" (3.84 m x 3.35m):**

With double glazed window to rear elevation, radiator, electrical, telephone and television points.

**Bedroom 4 – 11' 0" x 9'6" (3.35 m x 2.87 m):**

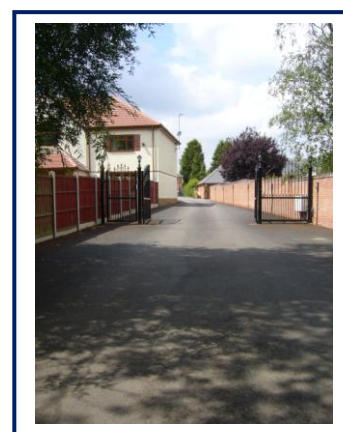
Having double glazed window to rear elevation, radiators, electrical, telephone and television points.

**Family Bathroom:**

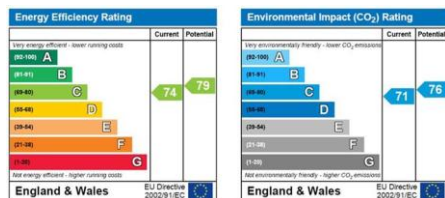
Having double glazed window to rear elevation, bath tub with electrical shower over, wash hand basin, w.c, radiator, extractor fan and fully tiled walls and floor.

**Outside:**

The property is set back from Spencefield Lane and is accessed via a private tarmac den driveway. The front of the property has been blocked paved providing off road car parking and access to the double garage and small store. There is a rear garden with patio and slabbed areas which can be accessed via a side entrance.



**Energy Performance Certificate:**



**Viewing:**

By appointment.

**The Property Mis-description Act 1991**

These sales particulars have been written to conform to the Property Mis-description Act. All statements contained in these particulars are believed to be correct, but whilst every care is taken in their presentation, their accuracy is not guaranteed, nor do they form part of any contract or warranty, unless stated to the contrary. Interested parties should note the following:

1. All dimensions, distances and floor areas are approximate and are given for guidance purposes only.
2. Information on Rating Assessments and Town and Country planning matters have been obtained by verbal enquiry only from the appropriate Local Authority. Prospective purchasers/lessees are recommended to obtain written confirmation prior to entering into any commitment.
3. All information on the availability of main services is based on information supplied to us. Interested parties are recommended to arrange for any tests to be carried out prior to acquisition.

**Health and Safety**

Shonki Brothers Ltd request you to exercise due diligence during your inspection of this property. Shonki Brothers Ltd are unable to warrant that the property is free from hazards or complies with Health & Safety legislation and accept no liability for injury or loss to persons or property when visiting the property.