

FOR SALE

**17d Spencefield Gardens
Off Spencefield Lane
Leicester
LE5 6PT**

- **Detached Bungalow**
- **3 bedrooms**
- **UPVC Double Glazing**
- **Full Gas Central Heating**
- **Fitted Kitchen**



➤ **PRICE: £345,000**

Kal Sangra ~ Shonki Brothers Ltd are pleased to offer this newly built detached bungalow 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. Briefly the property comprises of entrance hall, cloakroom, lounge, dining room, fitted kitchen, utility room, bathroom, three bedrooms and a single garage. 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 Porch:

Having uPVC double glazed door and side panels, radiator and door leading to:

Entrance Hallway:

Having 2 radiators, electrical and telephone points, access to side garden and connecting doors to:

Lounge - 24' 0" x 12' 9" (7.32 m into bay x 3.89 m):

Having bay window to front elevation and double glazed siding patio doors to the rear garden, radiator, electrical, telephone and television points.

Dining Room - 11' 2" x 15' 9" (3.38 m x 4.77 m):

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

Fitted Kitchen - 15' 8" x 9' 3" (4.78 m x 2.82 m):

Having double glazed windows overlooking rear garden and fitted with a range of base and eye level units complemented by worktops and splash back tiles, inset sink and drainer and a built in oven and hob, radiator, electrical and television points.



Utility Area:

Having base units, radiator, sink and uPVC door to the rear garden.

Cloakroom:

Having w.c, wash hand basin and radiator.

Bedroom One - 15' 2" X 12' 10" (4.62 m x 3.91 m):

Having double glazed window to rear elevation, radiator, electrical and television points and an ensuite shower room with wash hand basin, w.c, tiled walls and floors and radiator.

Bedroom Two - 13' 2" x 11' 1" (4.01 m x 3.38 m):

Having double glazed window to side elevation, radiator, electrical and television points.

Bedroom Three: 12' 11" x 11' 3" (3.94 m x 3.43 m):

Having double glazed window to front elevation, radiator, electrical and television points.

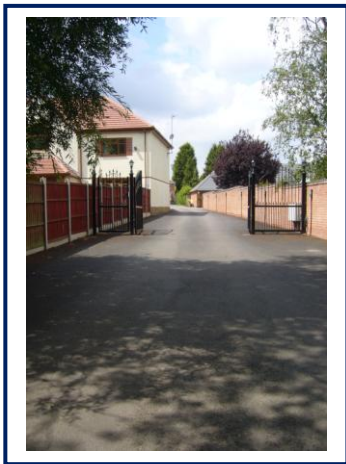
Family Bathroom:

Having doubled glazed window to side elevation, bath tub with electrical shower over, wash hand basin, w.c, bidet, tiled walls and floor and radiator.

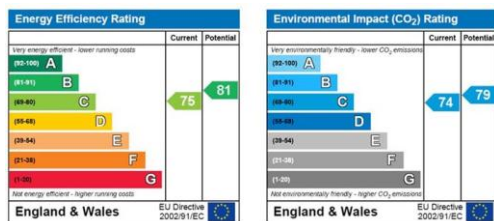
Outside:

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.

There is a rear garden with lawned and slabbed area which can also 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.