

# FOR SALE

**4 & 4A Warren Close, Humberstone, Leicester LE5 1BB**



- ❖ 3 Bedroom Detached Bungalow with
- ❖ 3 Bedroom Annexe
- ❖ GCH & uPVC Double Glazing
- ❖ Conservatory & Garage
- ❖ Large Garden & Front Driveway
- ❖ 1/3 Acre Land
- ❖ Summer House with Sauna & Hot-Tub

**PRICE: £550,000**

Kal Sangra - Shonki Brothers Ltd are pleased to offer this well presented 3 bedroom detached bungalow with annexe comprising of a dormer bungalow with 3 further bedrooms. The properties are situated in a secluded cul de sac in Humberstone, off Main Street, close to Humberstone Heights Golf Course, St Mary's Church and Humberstone Infant School. The property benefits from good bus routes into the City Centre and excellent amenities nearby making it an ideal family home.

The bungalow comprises of a large entrance hall, lounge, large L-shaped breakfast kitchen with additional dining area, bathroom, study, 3 bedrooms, conservatory and single garage. The annexe comprises of entrance hall, large lounge, kitchen, 3 bedrooms, bathroom, shower room and 2 stores. The properties are situated on a site area of 1/3 acre with attractive landscaped gardens, the rear garden having an outdoor sauna/steam room and hot tub. In addition, the properties benefit from gas central heating and double glazing throughout.

#### **DIRECTIONS**

Proceed out of Leicester City Centre onto A47 Humberstone Road, continue driving for approximately 3 miles onto Uppingham Road. At Humberstone Park, turn left onto Tennis Court Drive, proceed to the top of the road and turn left, and then first right onto Warren Close where the property is located at the end of the cul de sac.

**ACCOMMODATION** (all measurements are approximate):

#### **No. 4 - BUNGALOW:**

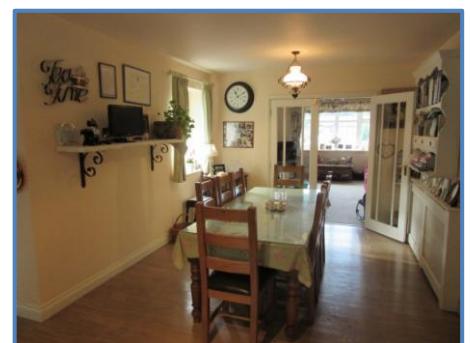
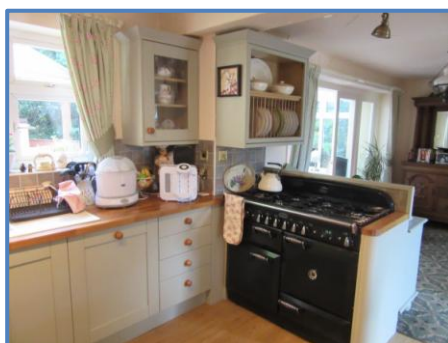
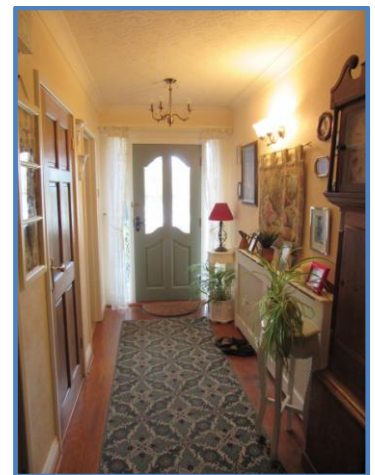
**Large Hallway:** Having carpet flooring and all interconnecting doors with access leading to:

**Lounge - 16'4" (4.99m) x 12'7" (3.86m):** Having double glazed bay window to the front elevation, carpet flooring, feature fire place with stove multi-fueled Yorkshire burner, decorative ceiling coving and ceiling rose, gas central heating radiator and numerous electric sockets.

Double connecting doors to:

**L Shaped Breakfast Kitchen - 21'1" (6.43m) x 12'7" (3.86m) & Dining Room 7'9" (2.37m) x 13'9" (4.20m):** A thoughtfully designed L shaped area providing spacious kitchen and dining areas with laminate flooring and a range of lighting and electrical sockets throughout.

The kitchen area has double glazed window to the rear and side elevation, and has been attractively fitted with a range of traditional wooden high and base level units with wooden worktops over, inset one and half ceramic sink and drainer, fully integrated Smeg fridge freezer, dishwasher and Rangemaster double oven gas cooker. The kitchen benefits from a dining area which has been fitted with a high level dresser and mantle and also a dining area to the side with double glazed doors leading to conservatory.



**Conservatory - 12'9" (3.91) x 11'0" (3.37m):** Being brick built up to window level and having double glazed windows, tiled flooring and access to the garden.

**Lobby:** Leading to study and providing separate access to the front of the property and enclosed yard.



**Study - 6'3" (1.91m) x 6'4" (1.94m):** Having double glazed window to the side elevation, laminate flooring and electric sockets leading to toilet with wash hand basin and wall mounted Slim Baxi Brazila heater.

**Bedroom 1 - 11'10" (3.62m) x 13'8" (4.18m) + built in wardrobes on both sides:** Having double glazed window to the front elevation, carpet flooring, gas central heating radiator and electric sockets.

**Bedroom 2 - 13'3" (4.02m) x 10'11" (3.33m):** Having double glazed window to the rear elevation, built in wardrobes, carpet flooring, gas central heating radiator and electric sockets.

**Bedroom 3 - 13'3" (4.04m) x 9'11" (3.03m):** Having double glazed window to the rear elevation, carpet flooring, gas central heating radiator and numerous electric sockets and en-suite shower room.



**En-suite Shower Room - 6'9" (2.06m) x 6'6" (1.99m):** Having fully tiled floor and walls, shower cubicle with electric shower, pedestal wash hand basin, low level w.c., extractor fan and heated towel rail.

**Family Bathroom - 8'0" (2.45m) x 8'6" (2.60m):** Having double glazed opaque windows to the rear elevation, fully tiled floor and walls, white bathroom suite comprising bath tub with overhead shower, vanity unit with wash hand basin over, low level w.c. behind a decorative arched partition, former boiler cupboard used as storage and radiator behind decorative cover.

**Garage - 11'4" (3.47m) x 8'11" (2.74m):** Garage with wooden side hinged doors to the front elevation, shelving, plumbing for washing machine, electric sockets and access to the side passageway.

#### **Outside:**

To the rear of the property there is an enclosed, attractive landscaped garden with large lawn area, having floral and herbaceous borders, a mixture a block paved and slabbed patio areas providing seating areas, pergola providing cover for the hot tub, and a summer house housing a sauna/steam room.

**Outdoor Sauna/Steam Room – 12'8" (3.88m) x 8'2" (2.51m):** With timber frame, glazed windows and decked patio area. Internally there are fully panelled washable walls, tiled floor, one person sauna, jet steam shower cubicle, heated towel rail and inset ceiling lights.

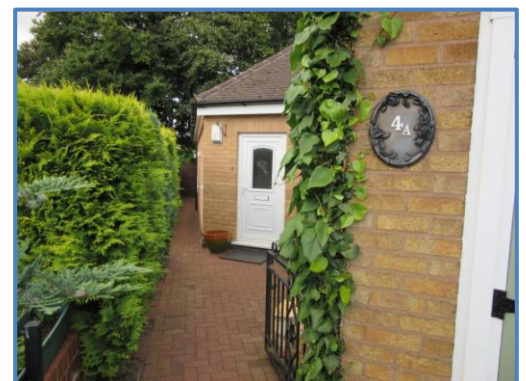
The property benefits from a front tarmacadam area/block paved garden providing 4/5 car parking spaces and side access to the rear garden.



#### **Annexe, No. 4A – DORMER BUNGALOW (to the left hand side):**

**Entrance Hallway:** Having two opaque double glazed windows, carpet flooring, 2 storage cupboards, double radiator, wall lights and connecting doors leading to:

**Bathroom - 11'6" (3.53m) x 6'10" (2.09m):** Half tiled floor and walls, white bathroom suite comprising bath tub with shower over, pedestal wash hand basin, low level w.c. and radiator.



Steps into:

**Kitchen - 12'6" (3.83m) x 15'4" (4.69m):** Having double glazed window to the rear elevation, tiled flooring, strip spot lighting, larder unit and a range of high level and base wall units with worktops over with tiled splashbacks, one and a half stainless steel sink and drainer, gas cooker, dishwasher, integrated washing machine, extractor fan and electric sockets.



**Large Lounge - 19'3" (5.87m) x 19'1" (5.84m):** Having double glazed patio doors to the rear garden and double glazed window to the side elevation, feature fire place, ceiling covings and ceiling rose, laminate flooring, two double gas central heating radiator and electric sockets.

**Bedroom 1 - 14'8" (4.48m) x 9'9" (2.99m):** Having double glazed window to the rear and side elevations, carpet flooring, double gas central heating radiator and electric sockets.

Stairs leading loft area with some restricted height:

**Hallway:** With double gas central heating radiator.

**Bedroom 2 - 12'9" (3.89m) x 12'1" (3.69m):** Having double glazed window to the side elevation, wardrobes built into the loft eaves, carpet flooring, gas central heating radiator and electric sockets.

**Bedroom 3 - 10'4" (3.17m) x 16'4" (4.99m):** Having double glazed velux window, built in wardrobe to eaves height, store cupboard leading to loft space, carpet flooring, gas central heating radiator and electric sockets.

**Shower Room - 5'3" (1.62m) x 5'10" (1.80m):** Having velux window, tiled flooring, part tiled walls, corner electric shower cubicle, pedestal wash hand basin, w.c., extractor fan and radiator.

#### **Services:**

Mains services are connected to the property. The services, fittings and appliances have not been tested by the selling agents.

The properties are serviced by a Worcester combi gas boiler housed in the loft space. Each property has separate services.

#### **Council Tax:**

No. 4: Council Tax Band 'E' which is £1,885.13 for the year 2015/16.

No. 4a: Council Tax Band 'B' which is £1,199.63 for the year 2015/16.

#### **Energy Performance Certificate:**

No. 4: Rating 68, Band D.

No. 4a: Rating 76, Band C.

#### **Viewing:**

Strictly by appointment through the sole selling agent.

#### **Important Information:**

All statements contained in these particulars are provided in good faith and are believed to be correct but their accuracy is not guaranteed. These particulars do not constitute any part of any offer or contract. None of the statements contained herein are, or are intended to be statements or representations of fact or opinion by either the vendor or Shonki Brothers Ltd or its employees or agents.

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The premises detailed in these particulars are offered subject to them not having been let, sold or withdrawn and Shonki Brothers Ltd will accept no liability for consequential loss arising from these particulars or any negotiations in relation thereto.

#### **Health & Safety:**

You are asked to exercise all care and diligence during your inspection of the property and the Agents are unable to warrant that the property is free of hazards or complies with Health and Safety legislation. The Agents accept no liability for injury or loss to persons or property when visiting.