



46 Forest House Lane, Leicester Forest East, Leicester. LE3 3NU

- Executive Five Bedroom Detached Family Home
- Highly Sought After Road Location, Corner Plot Position
- Entrance Hall, Cloaks/Wc, 23ft Living Room, Dining Room
- Refitted Feature Kitchen, Utility Lobby, Study/Snug
- Landing, Five Bedrooms, Family Bathroom
- En Suite Shower Room/Wc To Two Bedrooms
- Driveway and Double Garage
- Enclosed Rear Garden
- Viewing Essential To Appreciate The Size, Style And Location
- EPC Rating C & Council Tax Band F



PROPERTY DESCRIPTION

Executive five bedroom detached family residence on this highly sought after road in Leicester Forest East. Offering spacious accommodation throughout and sat on a corner plot position, an internal viewing is highly recommended to appreciate the size, style and location of this fantastic home. The property in brief comprises of entrance hall, cloaks/wc, 23ft living room with patio doors leading to the rear garden, spacious dining room again with access to the rear, feature refitted kitchen with a range of modern base and wall units, central island and integrated appliances. Located off the kitchen is a useful utility lobby leading to the garage, and a ground floor office/snug. To the first floor the landing area leads to the five bedrooms all with fitted bedroom furniture and a refitted family bathroom. The two main bedrooms also benefit from having en suite shower room/wc. Externally the property is accessed via a shared driveway leading to the front garden with lawn and block pave driveway providing ample car standing and giving access to the two garages. A side gate leads to the side and rear garden which is mainly laid to lawn with feature patio and decking areas. EPC rating C, Council tax band F.



ROOM DESCRIPTIONS

Entrance Hall

Cloaks/Wc

Living Room

23' 4" plus bay area x 11' 9" (7.11m x 3.58m)

Dining Room

15' 1" x 10' 3" (4.60m x 3.12m)

Feature Kitchen

18' 8" reducing to 15'3" x 15' 7" (5.69m x 4.75m)

Utility Lobby

7' 8" x 5' 1" (2.34m x 1.55m)

Office/Snug

15' 9" max into entrance x 8' 3" (4.80m x 2.51m)

Landing

Bedroom

15' 4" to back of robe x 13' 7" (4.67m x 4.14m)

En Suite Shower Room/Wc

Bedroom

14' 4" to back of robes x 13' 8" red to 10'1"

(4.37m x 4.17m)

En suite Shower Room/Wc

Bedroom

15' 1" x 9' 1" (4.60m x 2.77m)

Bedroom

11' 11" x 8' 3" (3.63m x 2.51m)

Bedroom

9' 10" x 6' 6" to back of robe extending to 9'9"

into ent area (3.00m x 1.98m)

Family Bathroom

External

Garage One

22' 10" x 9' 4" inot rec (6.96m x 2.84m)

Garage Two

15' 9" x 8' 1" into rec (4.80m x 2.46m)

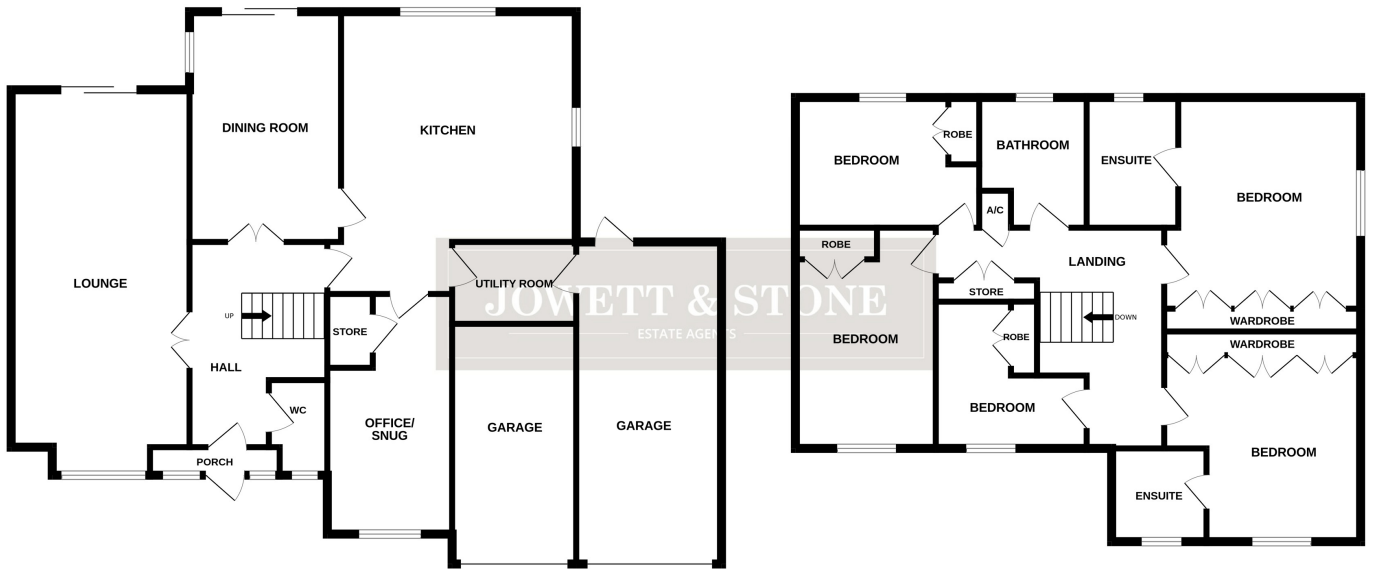
Rear Garden



FLOORPLAN & EPC

GROUND FLOOR
1339 sq.ft. (124.4 sq.m.) approx.

1ST FLOOR
951 sq.ft. (88.3 sq.m.) approx.



TOTAL FLOOR AREA : 2290 sq.ft. (212.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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 as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		82
(69-80)	C	70	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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