



# 11 Victors Close, Leicester. LE2 8PT

- Spacious Three Bedroom Detached Bungalow
- Sought After Cul De Sac Location
- Entrance Hall, Lounge/Dining Room, Breakfast Kitchen
- Three Bedrooms, Shower Room, Sep Wc
- Gas Fired Central Heating System, Double Glazing
- Ample Car Standing, Large Double Garage With Utility/Workshop
- Enclosed Rear Garden
- Early Viewing Highly Recommended, No Onward Chain
- EPC Rating C & Council Tax Band D





## PROPERTY DESCRIPTION

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Spacious detached bungalow in this highly sought after cul de sac location off Lutterworth Road. Offering good size accommodation throughout as well as ample parking and a large double garage with utility and workshop area, an early viewing is highly recommended to avoid disappointment. The property comprises of entrance hall leading to all rooms. Large 22ft living/dining room with dual aspect windows and feature fireplace, the rear breakfast kitchen is fitted with a range of base and wall units, breakfast bar and rear access door leading to the garden. There are three generous bedrooms along with a modern family shower room and separate wc. The property further benefits from a gas fired central heating system with modern boiler and double glazing. Externally the property sits on a great plot position within the cul de sac and there is a lawn area to the front along with the driveway providing ample car standing and giving access to the large double garage which has an electric door and also a workshop and utility room to the rear. The rear garden has a patio, lawn, pond, greenhouse and allotment beds and a fence and conifer surround. EPC rating is C and Council tax is band D.



## ROOM DESCRIPTIONS

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### Entrance Hall

### Living/Dining Room

22' 1" red to 13'0" x 15' 10" (6.73m x 4.83m)

### Breakfast Kitchen

12' 9" x 8' 8" (3.89m x 2.64m)

### Bedroom

12' 10" x 9' 10" (3.91m x 3.00m)

### Bedroom

11' 9" x 9' 11" (3.58m x 3.02m)

### Bedroom

9' 10" x 8' 11" (3.00m x 2.72m)

### Shower Room

### Sep Wc

### External

### Large Double Garage With Workshop/Utility Area

31' 8" max red to 16'6" x 15' 2" (9.65m x 4.62m)

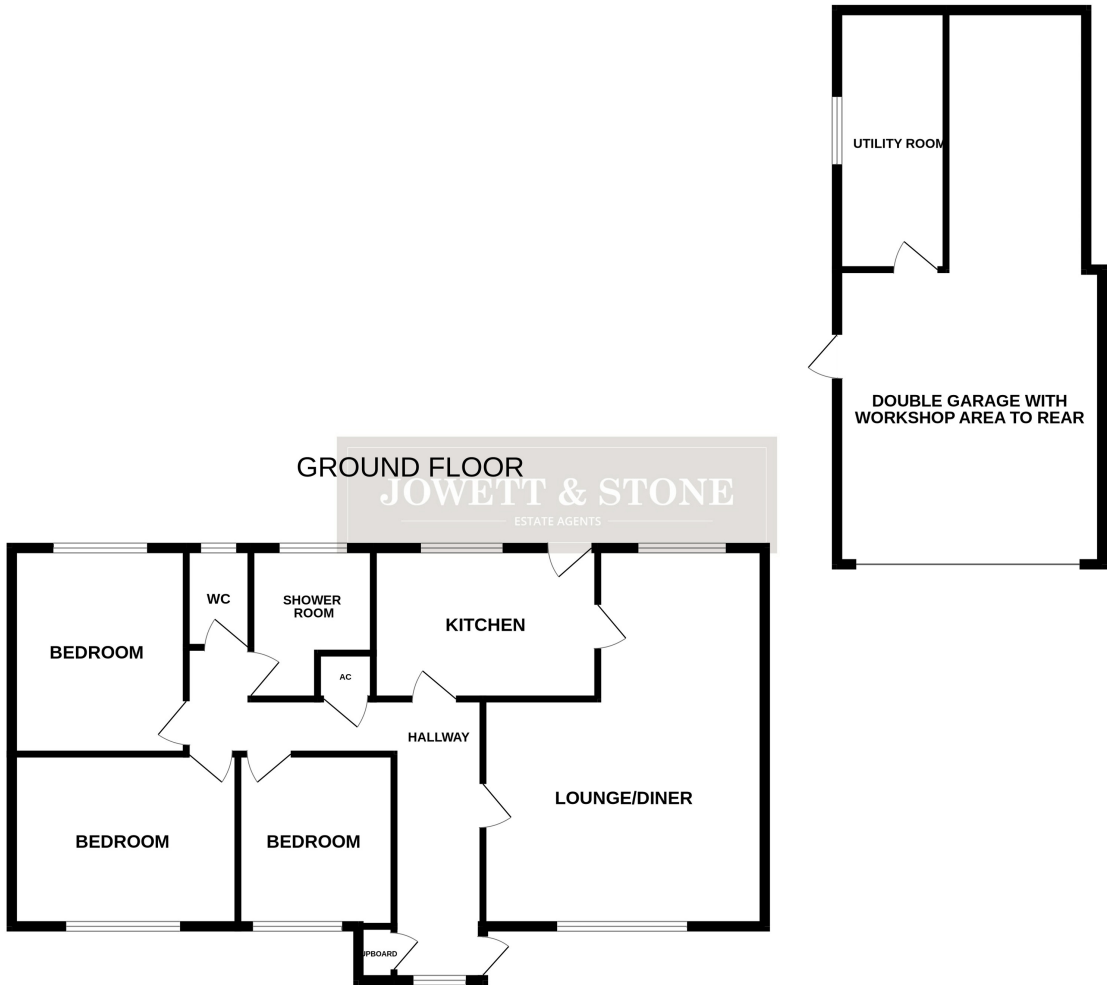
### Utility Area

14' 11" x 6' 0" (4.55m x 1.83m)

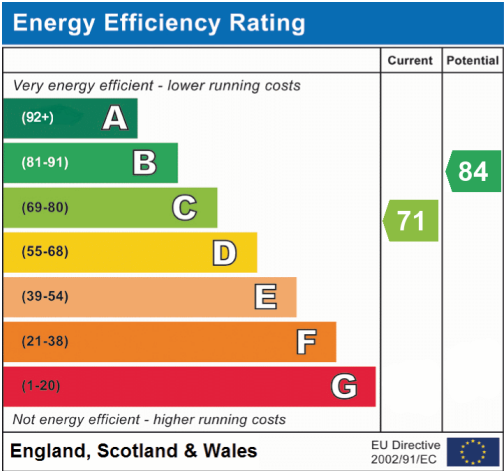
### Rear Garden







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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