



4 Kilverstone Avenue, Leicester. LE5 6XH

£385,000 Freehold

FOR SALE



PROPERTY DESCRIPTION

A deceptively spacious and versatile four-bedroom detached dormer bungalow located in a sought-after residential area of Leicester. This well-maintained home offers flexible accommodation across two floors, ideal for multi-generational living. The ground floor features a large L-shaped lounge/diner, modern kitchen, stylish four-piece bathroom, two generous bedrooms (one currently used as a second reception), and an additional flexible bedroom/study. Upstairs offers two further bedrooms, a dressing room/study, and a separate shower room. Outside, the property boasts a beautifully landscaped rear garden, a large tandem garage with workshop potential, and ample driveway parking. Additional highlights include solar panels, double glazing, gas central heating, and plenty of eaves storage. Viewing is highly recommended to fully appreciate the space and potential this unique home has to offer.

EPC Rating B Council Tax Band E

FEATURES

- Four Bedroom Detached Property
- Driveway Parking for Multiple Cars
- Master Bedroom with En Suite
- Single Garage
- Private Rear Garden with Patio Areas
- Gas Central Heating & Solar Panels
- EPC Rating B
- Council Tax Band E



ROOM DESCRIPTIONS

Ground Floor

Entrance Porch

Entered via a UPVC double-glazed front door into a porch with a secondary wooden glazed door leading into the entrance hall.

Entrance Hall

A wide and welcoming hallway with spotlights to ceiling, Honeywell Home thermostat, oak glazed door into the main living area, and double panel radiator.

Sitting/Dining Room

7.07m x 4.31m (23' 2" x 14' 2")

A bright and airy L-shaped reception room featuring an electric log-effect fire with chrome surround, full-height UPVC double-glazed window to the front aspect, additional windows to front and side, two double panel radiators, TV and master internet socket points, and carpeted throughout.

Kitchen

3.64m x 3.34m (11' 11" x 10' 11") Fitted with a modern white kitchen comprising matching base and eye-level units, forest black rolled edge worktops, and tiled splashbacks. Integrated appliances include a Neff four-ring gas hob with extractor hood, and a Hotpoint fan-assisted electric oven. Also includes stainless steel sink with mixer tap, plumbing for washing machine and freestanding fridge/freezer, heated towel rail, pantry cupboard, and Worcester Bosch gas central heating boiler. Laminate flooring, spotlights to ceiling, and a frosted UPVC glazed door to the side.

Family Bathroom

A contemporary four-piece suite with floor-to-ceiling contrasting tiles, bath with mixer tap, separate shower cubicle, low-level WC, and vanity unit with integrated sink. Features include a frosted UPVC window, wall-mounted electric heater, chrome heated towel rail, shaver point, extractor fan, bathroom lighting, and underfloor heating.

Second Reception Room

3.35m x 4.12m (11' 0" x 13' 6")

Currently used as a second lounge or flexible living space with UPVC double-glazed patio doors opening to the rear garden. Features include stairs to the first floor, carpet, pendant lighting, and double panel radiator.

Ground Floor Bedroom

3.6m x 4.15m (11' 10" x 13' 7")

A spacious bedroom with fitted wardrobes, dressing table with drawers, matching side tables, carpeted flooring, radiator, and UPVC window overlooking the rear garden. Could easily be repurposed as another reception space.

Additional Ground Floor Reception/Bedroom

2.84m x 2.4m (9' 4" x 7' 10")

Currently used as a bedroom with fitted wardrobes, carpet, radiator, and UPVC window to side aspect.

Rear Garden

A lovely enclosed garden with large paved patio, lawned area, fruit trees (apple and pear), and secondary seating area to the rear. Two gated side accesses.



ROOM DESCRIPTIONS

Tandem Garage

Ideal for car or motorbike enthusiasts or as a workshop/hobby space. Benefits from lighting, power, consumer unit, gas meter, frosted UPVC window to rear, metal up-and-over garage door, and two personal doors.

First Floor

Landing

With eye-level UPVC window, radiator, and eaves storage.

Bedroom In The Eaves

3.87m x 3m (12' 8" x 9' 10") With some restricted head height, this room includes electric light and power, telephone socket, radiator, carpet, eaves storage, and a UPVC window to side.

Main Bedroom

4.62m x 3.88m (15' 2" x 12' 9")

A generous double bedroom with dual UPVC windows to the side, radiator, pendant lighting, carpet, and eaves storage. Door leads to:

Dressing Room/Study

1.42m x 3.91m (4' 8" x 12' 10")

Ideal as a walk-in wardrobe, office or nursery.

Upstairs Shower Room

2.93m x 1.53m (9' 7" x 5' 0")

With low-flush WC, pedestal wash basin, tiled shower cubicle with Mira electric shower, ceramic tiled floor, extractor fan, storage to eaves, shelving, and Velux-style window.

Agents Notes

This property is believed to be of standard construction. The property is connected to mains gas, electricity, water and sewerage. Broadband speeds are standard 12mbps, superfast 38mbps and ultrafast 1800mbps. Mobile signal strengths are strong for O2 and medium for EE, Vodafone and Three.

Legal Information

These property details are produced in good faith with the approval of the vendor and given as a guide only. Please note we have not tested any of the appliances or systems so therefore we cannot verify them to be in working order. Unless otherwise stated fitted items are excluded from the sale such as curtains, carpets, light fittings and sheds. These sales details, the descriptions and the measurements herein do not form part of any contract and whilst every effort is made to ensure accuracy this cannot be guaranteed. Nothing in these details shall be deemed to be a statement that the property is in a good structural condition or otherwise. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only. Photographs are taken with a wide-angle lens. Nothing herein contained shall be a warranty or condition and neither the vendor or ourselves, Reddington Homes Ltd, will be liable to the purchaser in respect of any mis-statement or misrepresentation made at or before the date hereof by the vendor, agents or otherwise. Any floor plan is included as guide layout only. Dimensions are approximate and not to scale.







FLOORPLAN & EPC



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

