





BEGGARS LANE
LEICESTER FOREST EAST
LE3 8NQ

£775,000

FEATURES

- Beautiful Family Home
- Detached House
- Four Reception Rooms
- Family bathroom / shower room / downstairs WC
- Large Driveway with space for 7 cars + double garage
- Popular location
- Six Bedrooms inc an ensuite
- Fitted Kitchen + utility room
- Entrance Hall
- Landscaped rear garden

6 3 4

SETHS

6 Bedroom Detached House for sale in Leicester

GROUND FLOOR

PORCH
Finished with wooden flooring, accessed via a UPVC door providing access into the entrance hall.

ENTRANCE HALL
13'1" x 9'10"
Wooden flooring, radiator, storage cupboard located under the stairs and access to the lounge, kitchen, prayer room / reception room and WC.

PRAYER ROOM / RECEPTION ROOM
11'5" x 8'1"
Wooden flooring, radiator and double glazed bay window facing the front aspect.

W/C
Wooden flooring, radiator, toilet, wash hand basin and double glazed window facing the side aspect.

LOUNGE
20'3" x 11'10"
Wooden flooring, radiator, fireplace, double glazed sliding doors providing access to the garden, double glazed window facing the rear aspect and double doors providing access into the dining room.

DINING ROOM
11'4" x 10'9"
Wooden flooring, radiator and double glazed window facing the rear aspect.

KITCHEN
14'11" x 14'1"
Tile effect laminate flooring, partially tiled walls, base and eye-level units, integrated five-ring burner with extractor over, integrated dishwasher, stainless steel sink, two double glazed windows facing the front aspect, spotlighting, integrated fridge freezer, additional integrated freezer and integrated oven.

LOBBY
Laminate flooring, storage cupboard and access to the utility room, reception room three and double garage.

DOUBLE GARAGE
17'1" x 16'6"
Double garage with concrete flooring and double garage doors.

UTILITY ROOM
10'7" x 5'4"
Laminate flooring, partially tiled walls, radiator, UPVC door providing access to the garden, double glazed window facing the side aspect, plumbing and space for a washing machine, space for dryer and stainless steel sink.

RECEPTION ROOM
16'4" x 8'8"
Carpeted flooring, radiator and double glazed sliding doors providing access to the garden.

FIRST FLOOR

LANDING
Carpeted flooring, radiator, double glazed window facing the front aspect, allows access to all rooms on the first floor.

BEDROOM ONE
18'1" x 15'0"
Carpeted flooring, radiator, two double glazed windows facing the front aspect, built-in storage cupboard and access to the en-suite.

EN SUITE
WC, wash hand basin with mixer tap and vanity units, shower cubicle, carpeted, tiled walls, radiator, extractor fan, uPVC double glazed window

BEDROOM TWO
16'6" x 15'4"
Carpeted flooring, radiator, two double glazed windows facing the front aspect and built-in storage cupboard.

BEDROOM THREE
11'10" x 10'2"
Carpeted flooring, radiator, built-in storage cupboard and double glazed windows facing the rear aspect.

BEDROOM FOUR
11'10" x 11'0"
Carpeted flooring, radiator, storage cupboard and double glazed window facing the rear aspect.

BEDROOM FIVE
11'10" x 8'11"
Carpeted flooring, radiator and double glazed window facing the rear aspect.

BEDROOM SIX / OFFICE
10'10" x 8'2"
Carpeted flooring, radiator and double glazed window facing the front aspect.

FAMILY BATHROOM
10'11" x 6'6"
Tiled flooring, tiled walls, panelled bath with Jacuzzi function, toilet, wash hand basin, heated towel radiator and double glazed window facing the front aspect.

SHOWER ROOM
8'0" x 6'6"
Tiled flooring, tiled walls, stand-up shower cubicle, toilet, wash hand basin and double glazed window facing the front aspect.



















OUTSIDE

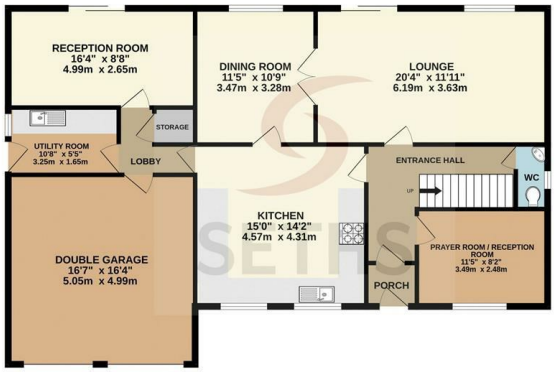
To the rear, the property features an ample-sized landscaped garden with a slabbed patio area and grass lawn, enclosed by a wooden perimeter. There are two external electrical points and a water tap, together with private access leading to the front of the property from either side of the house. There is potential for extension, subject to the necessary planning permission.

To the front, the property benefits from a large driveway providing parking for multiple vehicles, together with a grass lawn.

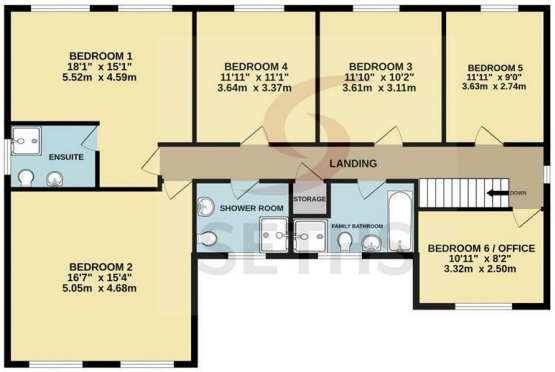
ADDITIONAL INFORMATION

Tenure: Freehold
EPC rating: tbc
Council Tax Band: F
Council Tax Rate: £3,597.00
Mains Gas: Yes
Mains Electricity: Yes
Mains Water: Yes
Mains Drainage: Yes
Broadband availability: Fibre to the Cabinet Broadband

GROUND FLOOR



1ST FLOOR



Call us on

0116 266 9977

info@seths.co.uk
www.seths.co.uk

Council Tax Band

F



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

SETHS