

Aston&Co
ESTATE & LETTING AGENTS

4 Lilac Way

, Leicester, LE7 4XU

£470,000

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Aston & Co are delighted to offer to the market this immaculately presented, impressive four-bedroom - three bathroom executive detached family home located on the desirable Lilac Way in East Goscote. Set down a private driveway on a spacious plot and being sold with no upward chain this turn-key home is a must view for growing families. Inside, the property briefly comprises; entrance hall, lounge, dining room, kitchen, a third reception room, WC and integral access to the garage. To the first floor is a large master bedroom with en-suite shower room and walk in wardrobe, Two further double bedrooms sharing a Jack and Jill bathroom, a fourth bedroom and a family bathroom. The property has recently been repainted and carpeted and also offers off road parking for multiple vehicles, garage, spacious private rear garden, uPVC double glazing and gas central heating.

- Immaculately Presented
- Executive Detached Family Home
- Four Bedrooms
- Three Reception Rooms
- Family Bathroom, Two En-suites & Downstairs WC
- Freshly Painted & Carpeted Throughout
- Spacious, Private Rear Garden
- Garage & Off Road Parking
- EPC Rating C / Council Tax Band F / Freehold







Location
Situated in the popular village of East Goscote and within catchment for Broomfield Primary School. The village has several amenities including local shops, post office, public house and library. The village also provides easy access to the A46 and M1 motorway network and there is a regular bus services to Leicester City centre and Melton Mowbray.

The Property
The property is entered via a composite door leading into.

Entrance Hall
With storage cupboard, stairs leading to the first floor and provides access to the following.

Lounge
18'11 x 12'02 (5.77m x 3.71m)
Spacious family room with feature fire and surround, uPVC double glazed bay window to the front aspect and double doors leading into.

Dining Room
11'05 x 12'06 (3.48m x 3.81m)
(maximum measurements) With uPVC double glazed French doors leading out onto the rear garden and leads into.

Kitchen
14'03 x 17 (4.34m x 5.18m)
(maximum measurements) Fitted with a range of floor and wall mounted units with worktop and splashbacks. The kitchen also benefits from a gas hob, oven, grill and extractor fan, plumbing for a washing machine, plumbing for a dishwasher, stainless steel sink and drainer unti, two uPVC double glazed windows to the rear aspect and uPVC double glazed door leading out onto the rear garden.

WC
4'10 x 3'09 (1.47m x 1.14m)
With pedestal basin, low level WC, radiator and obscure uPVC window to the side aspect.

Reception Room / Office
15'11 x 7'10 (4.85m x 2.39m)
With two uPVC double glazed windows to the front aspect and provides access into the garage.

The First Floor Landing
With loft access, airing cupboard and provides access to the following.

Bedroom One
13'06 x 16'07 (4.11m x 5.05m)
Executive double bedroom with en-suite shower room, walk in wardrobe, fitted robes and uPVC double glazed bay window to the front aspect.

En-Suite
5'10 x 7 (1.78m x 2.13m)
(maximum measurements) With walk in shower, pedestal basin, WC, spotlights, heated towel rail, extractor fan and a uPVC double glazed window to the side aspect.

Bedroom Two
9'07 x 11'07 (2.92m x 3.53m)
(maximum measurements) Double bedroom with Jack and Jill en-suite shower room and uPVC double glazed window to the rear aspect.

Bedroom Three
11 x 8'09 (3.35m x 2.67m)
(maximum measurements) Double bedroom with Jack and Jill en-suite shower room, fitted robed and uPVC double glazed window to the rear aspect.

Jack and Jill En-suite
7'08 x 6'03 (2.34m x 1.91m)
With walk in shower, pedestal basin, WC, heated towel rail, spotlights, extractor fan and an obscure uPVC double glazed window to the rear aspect.

Bedroom Four
8'09 x 8'06 (2.67m x 2.59m)
With fitted robes and uPVC double glazed window to the front aspect.

Family Bathroom
5'02 x 7'11 (1.57m x 2.41m)
Fitted with a three piece suite comprising bath with shower head, pedestal basin and wc. The bathroom also benefits from a heated towel rail, spotlights, extractor fan and uPVC double glazed window to the side aspect.

Garage
With up and over door, power, light and personnel doors leading into the house and rear garden.

Outside
To the front there is off road parking for multiple vehicles, lawned area and side gate leading to the rear.

To the rear is a private well sized garden with decked patio and fenced boundaries with the remainder laid to lawn.









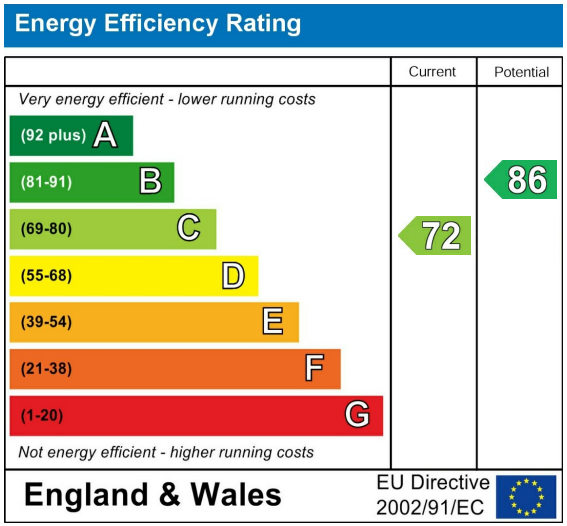
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our Syston Sales Office on 0116 2607788 if you wish to arrange a viewing appointment for this property or require further information.

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4 High Street Syston, Leicester, LE7 1GP
Tel: 0116 2607788 Email: syston@astonandco.co.uk https://astonandco.co.uk/