







9 Knossington Drive, Leicester, LE7 2DF

Offers in excess of £250,000

Offered to the market with no upward chain, this brand new 'ready to move in' neutrally decorated five bedroom detached property is situated on an exclusive private development with electronically operated gates and would make for a fantastic family home. The interior is impressive in both size and finish with features including soft closing drawers, ceiling spotlights, integrated appliances, mirror fronted fitted wardrobes and double glazed windows throughout. The layout includes a welcoming entrance hallway, downstairs WC, dining room/snug, living room, open plan high spec kitchen diner and utility room, with the first floor offering five double bedrooms (two with en-suites) and a family bathroom fitted with a four piece suite. Occupying a set back position from the main Hinckley Road, the plot affords parking for several vehicles with a double garage and a mainly laid to lawn garden to the rear. An internal inspection is strongly recommended to fully appreciate the finish, size and location of this superb home on offer. - See more at: http://www.newtonfallowell.co.uk/properties/9868377/sales#sthash.r0seO6VF.dpuf

Lounge 15"7' x 14 narrowing to 13" (4.57m2.13m x 4.27m narrowing to 3.96m)

beautifully neutral decorated snug, with a large UPVC double glazed window to front elevation allowing lots of natural light, also a central heating radiator. - See more at:

Accomodation

Front entrance door with obscure glazed side window to: - See more at:

Entrance Hall

A welcoming entrance to the property with neutral tiled flooring and painted walls, having a central heating radiator, staircase rising to the first floor landing, useful understairs storage cupboard and a door to: - See more at:

Kitchen / Diner 16'4" x 19'8" (5 x 6)

Strikingly smart open plan kitchen dinner with light tiled flooring and ceiling spotlighting, also with matching range of base and wall-mounted cupboard and drawer storage units with rolled edge work surfaces incorporating one-and-a-half bowl stainless steel sink and drainer unit with hot and cold mixer tap and UPVC double glazed window to rear elevation over. Integrated appliances including dishwasher, fridge\freezer, built-in double electric oven and five-ring gas hob with stainless steel\glass extractor fan. The dining area is presented with carpet flooring, UPVC double glazed window to rear elevation, two central heating radiators and UPVC double glazed French doors accompanied by UPVC double glazed windows either side looking out onto the garden. - See more at:

UTILITY ROOM 6' 0'' x 6' 5'' (1.83m x 1.95m)
With tiled flooring, base units and worktop, stainless steel sink and drainer unit, space and plumbing for washing machine, UPVC double obscure glazed window to side, central heating radiator, ceiling spotlighting and extractor fan.

DOUBLE GARAGE 16' 8'' max x 15' 2'' (5.08m x 4.62m)

FIRST FLOOR LANDING
Again smartly presented with light décor, carpet flooring staircase and galleried landing with central heating radiator, loft hatch and shelved airing cupboard housing lagged hot water cylinder, leads to:

MASTER BEDROOM 15' 0'' into robes x 16' 0'' max (4.57m x 4.87m)
beautifully decorated double bedroom with carpet flooring and ceiling spotlights. Also two UPVC double glazed windows to front elevation, two central heating radiators and a range of mirror-fronted fitted wardrobes to one wall. Door to:

MASTER EN-SUITE
four-piece white suite comprising panelled bath, pedestal wash hand basin with hot and cold mixer tap, low level w.c. and fully tiled shower enclosure with mains shower system over, together with glazed shower door and screen. Also with tiled floor, part tiled walls, feature mirrored wall, chrome heated towel rail, electric shaver point, ceiling spotlighting, extractor fan and UPVC double obscure glazed window to front elevation.

BEDROOM TWO 13' 2'' x 10' 0'' (4.01m x 3.05m)
Beautifully decorated double bedroom with carpet flooring with UPVC double glazed window to rear elevation, central heating radiator and sliding part mirror fronted fitted wardrobe. Door to:

BEDROOM TWO EN-SUITE
Another beautifully presented en-suite with tiled walls and flooring and ceiling spotlights. A three-piece white suite comprising pedestal wash hand basin with hot and cold mixer tap, low level w.c and fully tiled double shower enclosure, together with glazed shower door and screen. Chrome heated towel rail, UPVC double obscure glazed side window and extractor fan.

BEDROOM THREE 11' 5'' x 12' 7'' (3.48m x 3.83m)
Very spacious third double bedroom with carpet flooring, a rear elevation window and a central heating radiator.

BEDROOM FOUR 10' 7'' x 11' 8'' (3.22m x 3.55m)
Another spacious double bedroom decorated with a contemporary feature wall and neutral carpet flooring, having a front elevation window and central heating radiator.

BEDROOM FIVE 9' 7'' x 11' 3'' max (2.92m x 3.43m)
Affording space for a double bed and wardrobe, the fifth bedroom has a central heating radiator and enjoys views of the garden through a double glazed window. This space would also make a superb office or playroom.

FAMILY BATHROOM
Fitted with a contemporary four piece suite comprising a panelled bath, shower enclosure with tiled surround, low level WC and wash hand basin with storage unit below, all complimented by tiled walls and tiled flooring. Having an obscure glazed side elevation window, heated towel rail, ceiling spotlights and a fitted backlit mirror.

OUTSIDE
To the front of the property is a paved driveway providing off road car standing for several vehicles and leads to the integral detached double garage which has two single up & over doors, power and light. Alongside the driveway is garden space which is mainly laid to lawn having potential for further parking if required. Gated access then leads to the rear where a mainly laid to lawn garden can be found having a patio area perfect for outdoor entertaining and fencing to boundaries.

TO FIND THE PROPERTY
From our office on Hinckley Road in Leicester Forest East, proceed West along Hinckley Road. Turn left just before the M1 bridge onto Lodge Close where the property can be found on the left hand side and identified by our 'For Sale' board.

TENURE
The tenure is freehold with vacant possession upon completion.

COUNCIL INFORMATION
Blaby District Council, Desford Road, Narborough, Leicester (Tel: 0116 2750555) – Tax Band F.

VIEWING ARRANGEMENTS
Viewings are strictly by appointment only. Please contact Tom, Phebe or Zak on 0116 366 5666.

MONEY LAUNDERING
In line with current money laundering regulations, prospective buyers will be asked to provide us with photo I.D. (e.g. Passport, driving licence, bus pass etc) and proof of address (e.g. Current utility bill, bank statement etc). We ask for your cooperation in this matter as this information will be required before a sale can be agreed.

AGENTS NOTE
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property. - See more at:

Services
All mains services at property, including Gas, Electric, Water and drainage.

Directions
From Parker Estates turn

Viewing Arrangements
Strictly through Parker Estates, please call 01902 234567

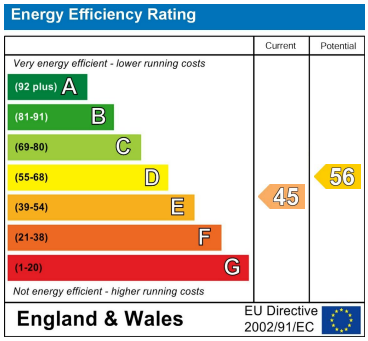
Floor Plan



Area Map



Energy Efficiency Graph



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