



Smiths
your property experts

Forest House Lane

Leicester Forest East

- Exceptional family house built by David Wilson Homes
- Presented in an immaculate and high standard throughout
- Floor area approx. 1,717 square feet (excluding the garage)
- Four double bedrooms and two bathrooms
- L-shaped 'living' kitchen and a separate utility room
- West-facing gardens and an insulated garden room
- Generous private driveway and a detached double garage
- Planning permission granted for a two-storey extension

General Description

Smiths Property Experts offer to the market this exceptional four-bedroom detached house built by David Wilson Homes. The property is set on a sought-after road in this mature residential location in Leicester Forest East, with generous off-road parking, an oversized double garage and West-facing lawned rear gardens.

The immaculate and flexible living accommodation includes four double bedrooms, two bathrooms, three reception rooms and a kitchen/diner. Planning permission has also been granted for a two-storey extension to the front and rear should the eventual purchaser wish to add further living and sleeping accommodation.







The Property

This most impressive, detached family home was constructed by the highly regarded David Wilson Homes. Finished to an immaculate and high standard throughout, the property is sold in 'move-in' condition for the eventual purchaser.

Expect to find flexible and immaculate living accommodation across two floors with an internal area of approximately 1,717 square feet (excluding the double garage). To the first floor, accessed via a stunning galleried landing, are four double bedrooms, two boasting fitted wardrobes, and a four-piece family bathroom. The principal bedroom suite boasts modern independent en-suite facilities with a designated dressing area.

On the ground floor, the spacious hall gives access to a bay-fronted sitting room and a study. There is also a WC and plentiful storage. To the rear is an exceptional 'living' kitchen with a fully fitted and integrated kitchen. There is also a light-filled garden room that opens straight onto the rear gardens. The property has a handy utility room.



The Outside

To the front, a private block-paved driveway offers parking for four good-sized vehicles and leads to an oversized detached double garage. The generous rear gardens are West facing, laid to lawn with a wrap-around seating terrace and a useful insulated garden room that would make an excellent home for a gym, hot tub, or office space.





The Location

Leicester Forest East is an excellent edge-of-city location. The property is positioned in a sought-after spot on Forest House Lane, with exceptional road networks to Leicester and Birmingham and a fast commuter train to London from both Leicester and Nuneaton. There is a range of nearby amenities, including good schooling, and the city centre is just 3 miles away by car.

Property Information

EPC Rating: C.

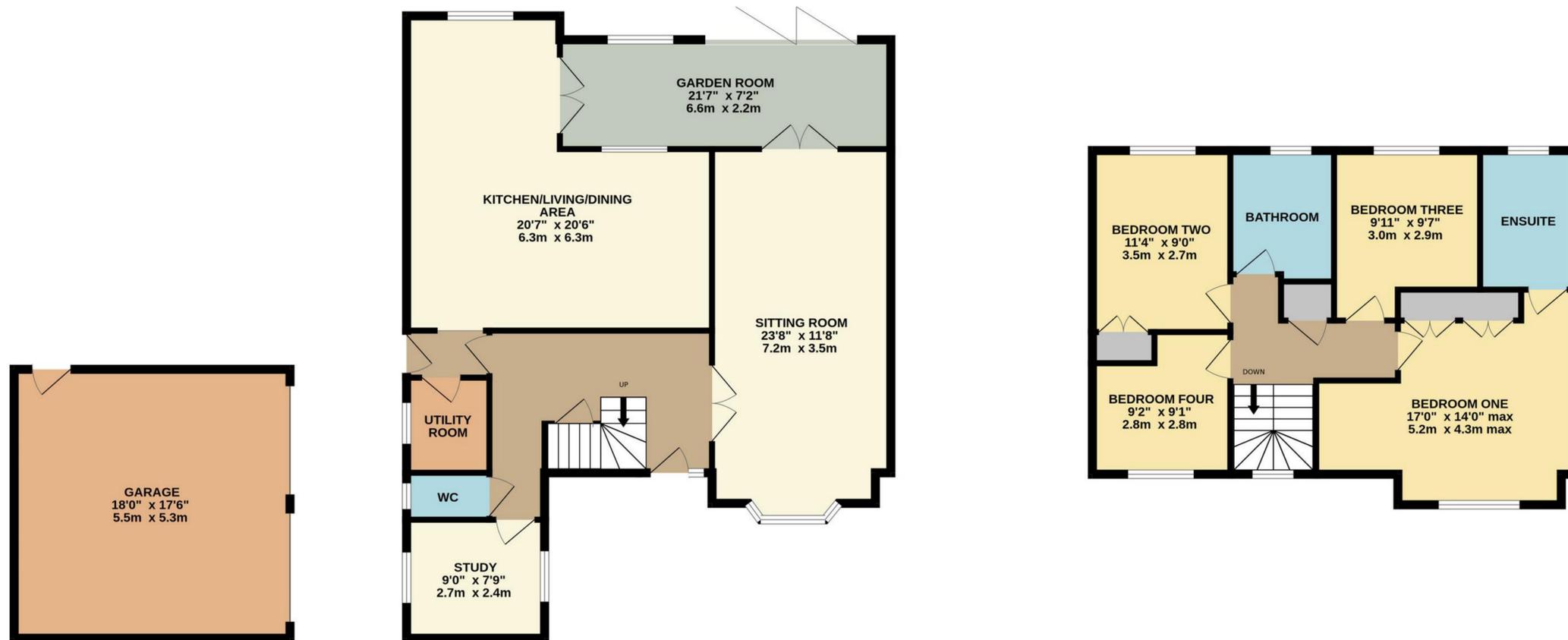
Tenure: Freehold. Council Tax Band: F.

Local Authority: Blaby District Council.

Important Information

Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. These particulars do not constitute any part of an offer or contract. All measurements should be treated as approximate and for general guidance only. Photographs are provided for general information, and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale. Any outline plans within these particulars are based on Ordnance Survey data and are provided for reference only.





TOTAL FLOOR AREA : 2032 sq.ft. (188.8 sq.m.) approx.

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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