





SETHS

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Turnbury Way

Stoneygate, Leicester

Offers Over £645,000

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CORNER PLOT - BEAUTIFUL HOME

Situated in the desirable and sought after area of STONEYGATE is this spacious 4 Bedroom DETACHED family home. Having been meticulously extended by the current owners and offering modern accommodation throughout along with ample parking space to the front, this property would make an ideal family home.

Contact Seths for viewing arrangements



GROUND FLOOR

PORCH

ENTRANCE HALL Laminate flooring, radiator, spotlights, staircase leading to first floor

LOUNGE 21' 1" x 12' 3" (6.44m x 3.75m) Laminate flooring, radiator, gas fireplace, uPVC double glazed window

KITCHEN / DINER 19' 7" x 10' 9" (5.99m x 3.30m) Open plan kitchen / diner with base level cupboards and drawers having round edged worktops over, wall mounted eye level cupboards, sink with drainer and mixer, integrated 5 ring gas hob with extractor over, integrated microwave and separate oven / grill, integrated dishwasher, integrated fridge / freezer, breakfast bar area, tiled flooring, partly tiled walls, space for dining table, radiator, spotlights, storage pantry, uPVC double glazed window to rear aspect and uPVC double glazed French doors to conservatory.

CONSERVATORY 12' 9" x 10' 3" (3.91m x 3.13m) Laminate flooring, radiator, uPVC double glazed French doors to rear garden

LIVING ROOM 19' 3" x 18' 11" (5.87 (max)m x 5.78m) Laminate flooring, x2 radiators, x2 skylight windows, access to shower room, uPVC double glazed window, uPVC double glazed door to rear garden



DOWNSTAIRS SHOWER ROOM WC, wash hand basin with mixer tap and vanity unit, splashback tiles, corner shower cubicle, towel radiator, tiled flooring, spotlights, extractor fan, uPVC double glazed window

GARAGE With up and over door.

The garage is currently used as a spice kitchen which consists of; wall and base units with worktops over, sink with drainer and mixer tap, space for cooker, extractor hood, lino flooring, skylight window

FIRST FLOOR

BEDROOM 1 21' 5" x 9' 8" (6.55m x 2.96m) Carpeted, radiator, fitted wardrobes, uPVC double glazed window, ensuite

ENSUITE WC, wash hand basin with mixer tap and vanity unit, shower cubicle, tiled flooring, partly tiled walls, towel radiator, spotlights, uPVC double glazed window

BEDROOM 2 15' 5" x 11' 5" (4.70m x 3.48m) Carpeted, radiator, fitted wardrobes, uPVC double glazed window

BEDROOM 3 11' 5" x 10' 10" (3.49m x 3.32m) Carpeted, radiator, fitted wardrobes, uPVC double glazed window

BEDROOM 4 10' 11" x 7' 11" (3.34m x 2.42m) Carpeted, radiator, fitted wardrobes, uPVC double glazed window

BATHROOM WC, rectangular wash hand basin with mixer tap and vanity units, bathtub with shower overhead, shower cubicle, tiled flooring, tiled walls, spotlights, extractor fan, uPVC double glazed window

OUTSIDE To the front of the property is a large driveway partly paved / partly gravel with low level brick fence surround. To the rear of the property is a low maintenance garden with artificial grass and wooden fence surround. The garden also consists of a slabbed patio area ideal for outdoor dining and family get togethers. There is the added benefit of an outbuilding which benefits from lighting and a uPVC double glazed window. To the side of the property is a covered storage area with access to the front and rear.

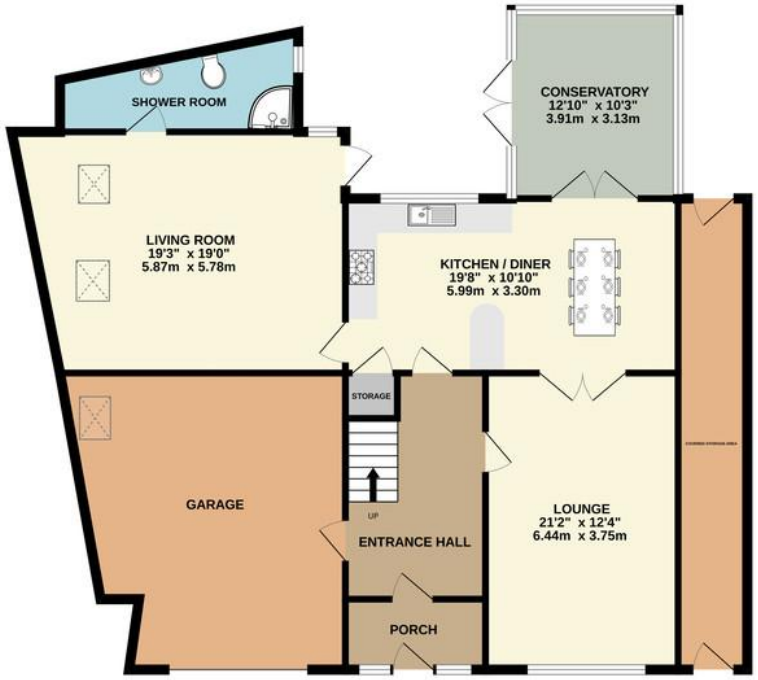
COUNCIL TAX BAND - D





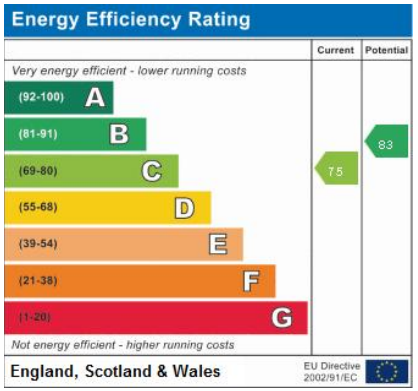


GROUND FLOOR



1ST FLOOR





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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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