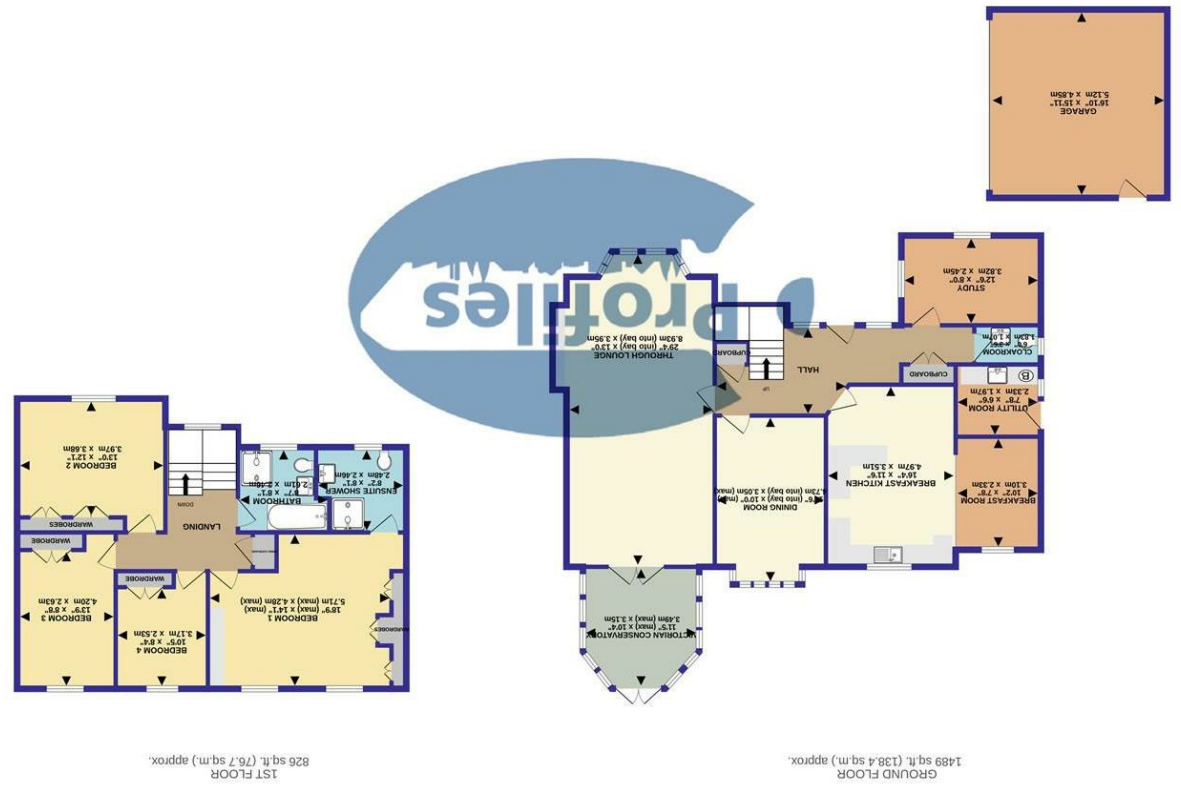


1 SUMMERS CLOSE KIRKBY MALLORY LE9 7QP REF: CG80503202671000010
 TOTAL FLOOR AREA: 2315 sq.ft. (215.1 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any errors of omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The service, options and appliances shown have not been tested and no guarantee as to their operability or efficacy can be given.
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Independent Estate Agents
 Surveyors, Valuers and
 Letting Agents



1 Summers Close, Leicester, LE9 7QP
 Offers In The Region Of £675,000



1 Summers Close, Leicester, LE9 7QP

Offers In The Region Of £675,000

A show standard, meticulously presented, 4 bedroom, 2 bathroom, family detached house. The property was constructed by the renowned U S Bloor Homes in 1997 and forms part of a select and informal, now established development of quality detached houses. The property has been maintained to the highest standard and benefits from many unique and bespoke features.

Additional benefits of oil fired central heating, PVCu double glazing, PVCu fascia and soffitt boards, block paved front garden with parking for several cars, landscaped gardens to front and rear, detached double garage, magnificent through lounge with feature ingile nook, attractive dining room, spacious fully fitted breakfast kitchen, study, guest cloakroom, utility room, Victorian conservatory, 4 good sized bedrooms, bedroom 1 with ensuite shower, modern bathroom and fitted wardrobes to all of the bedrooms.

Kirkby Maltony nestles amidst open countryside and is within reasonable distance of local amenities.

The property is conveniently located for commuting to all major road links, such as the M1, M69, M42 and A5.

VIEWING ESSENTIAL

Recessed porch.

7'6" X 2'7"

Outside light point.

Reception hall.

1'9'8", 2'52'7" (max) X 8'1" (max),

Ceramic tiled floor, oak spindled balustrade stair case,

composite double glazed door with adjacent double

glazed side window, double cloaks cupboard, under stairs

cupboard, coving and mains smoke alarm.

Spacious breakfast kitchen (rear).

16'1" X 11'6".

Stainless steel sink , range of attractive oak base and

wall units (7 base and 7 wall) with under lighting,

polished granite work surfaces, integral breakfast bar,

fitted range cooker with ceramic hob, fan assisted oven,

further oven, warming draw, extractor hood (ducted), Neff

integrated micro wave, Bosch integrated fridge and

dishwasher, ceramic tiled floor, ceramic wall tiling, PVCu

double glazed window, radiator and archway.

Breakfast room (rear).

10'2" X 7'7".

Twin PVCu double glazed French doors, ceramic floor

tiling and radiator.

Study (front).

12'6" X 8'0".

Two PVCu double glazed windows, radiator, coving and

engineered oak floor.

Guest cloakroom (side). Fully tiled.

6'0" X 3'6".

Suite in white, wash hand basin in vanity with base door

finished in 'high gloss' white, low flush wc with concealed

cistern, ceramic wall tiling, chrome

ladder styled radiator and PVCu double glazed window.

First floor landing.

14'2" (max) X 11'3" (max)

Engineered oak floor, PVCu double glazed window, main

smoke alarm, roof void access hatch, radiator and airing

cupboard.

Bedroom 1 (rear).

1'8'8" (max) X 14'0" (max).

Twin PVCu double glazed windows, radiators, luxury fitted

Hammond wardrobes (3 double wardrobes inclusive of

adjacent shelving with base drawers), Hammond bedside

each with 2 drawers, blanket chest, chest of drawers.(4

small and 4 large), dressing table with stool, 4 drawers

and double door cupboard.

En-suite shower (front). Fully tiled.

8'1" X 8'0".

Suite in white, fitted double shower cubicle with mixer

shower, wash hand basin in vanity unit with drawer, low

flush wc with concealed cistern, downlights to the ceiling,

chrome ladder style radiator, ceramic floor and wall tiling

and extractor fan.

Bedroom 2 (front).

13'0" X 12'0".

PVCu double glazed window, radiator, and fitted twin

double wardrobes.

Bedroom 3 (rear).

13'9" X 8'7".

PVCu double glazed window, radiator and fitted double

wardrobe.

Utility room (side).

7'7" X 6'5".

Belfast sink, 2 base and 4 wall units finished in high

gloss, obscure double glazed composite door, double

glazed side window, radiator, plumbing for a washing

machine, ceramic tiled floor and a floor mounted oil fired

Trianco Euro Star central heating boiler.

Magnificent through lounge with feature

inglenook.

29'3" (into bay) X 12'11".

Feature inglenook with a rustic brick surround, raised

quarry tiled hearth, fitted radiators, engineered oak floor,

wood burner and attractive oak bifold doors leading to the

rear conservatory.

Victorian conservatory (rear).

11'5" (max) X 10'4".

PVCu double glazed windows, PVCu double glazed

French doors, engineered oak floor, ladder style radiator,

vaulted insulated and plastered feature ceiling, mains

power and light points.

Dining room (rear).

15'6" (into bay) X 10'0".

Walk in PVCu double glazed bay window, engineered oak

floor and radiator.

Bedroom 4 (rear).

10'4" X 8'3".

PVCu double glazed window, radiator and fitted double

wardrobe.

Modern luxury bathroom (front). fully tiled.

8'6" X 8'0".

Full suite in white, panel bath with chrome mixer shower,

wash hand basin in vanity with drawer, low flush wc with

concealed cistern, ceramic tiled floor, free standing

laundry basket, separate infinite shower with mixer

shower tap, ladder style radiator, down lights to the

ceiling and wall mirror.



Outside.

An imposing front garden with a block paved driveway and

parking for several cars, established lawn, herbaceous

borders and gate side access.

Picturesque north easterly facing established rear garden,

established lawn, mature shrubs and bushes, upper and

lower paved patios.

Detached double garage.

16'9" X 15'10"

Electric up and over door, storage to the roof void, side

composite double glazed door, power and light points.