



## **35 BOSWORTH WAY, LEICESTER FOREST EAST, LE3 3QQ**

**OFFERS OVER £325,000**

Impressive, modern detached family home. Sought after and convenient location within close distance of junior school, doctors surgery, shop, bus service and easy access to the A47 and M1 motorway. Immaculately presented and energy efficient with a range of good quality fixtures and fittings including white panelled interior doors, spindle balustrades, shutter blinds, spotlights, wired in smoke alarm, fitted wardrobes, . Gas central heating and UPVC SUDG. Spacious accommodation offers entrance hall, separate WC, lounge and kitchen dining room. Three good sized bedrooms, one with en-suite shower room and family bathroom. Driveway with secure carport to side. Front and enclosed rear garden. Viewing highly recommended. Carpets, blinds and light fittings included.



## TENURE

Council Tax Band D

Freehold

Annual Service Charge of £180 per annum

## ACCOMODATION

Composite and glazed front doorway to

### ENTRANCE HALLWAY

6'6" x 11'7" (1.99 x 3.54)

With luxury vinyl tile flooring, wired in smoke alarm, single panel radiator, panelled door to useful under stairs storage cupboard. Door to



### WC

2'7" x 5'9" (0.79 x 1.77)

With luxury vinyl tile flooring, low level WC, single panel radiator, corner pedestal wash hand basin with chrome mixer tap. Tiled splashbacks, inset spotlights, extractor fan, wall mounted fuse board.



### LOUNGE

15'0" x 14'6" (4.59 x 4.43)

With timber and glazed door, two double panel radiator, UPVC SUDG doors to rear garden. TV aerial point, wall mounted socket HDMI cables for plasma screen television. Danfoss heating thermostat, shutter blinds which run throughout the property.



## KITCHEN/DINER

9'6" x 14'6" (2.91 x 4.44)

With luxury vinyl tile flooring, double panel radiator, UPVC SUDG doors to rear garden. Wall mounted TV aerial point and sockets for plasma television, extractor fan, a range of cream matte wood grain floor standing kitchen cupboard units with brushed chrome handles. Wood effect laminated working surfaces with matching upstands, tiled splashbacks, one and a half stainless steel sink with chrome mixer tap. Double Zanussi electric oven, four ring gas hob and extractor above. Further matching range of wall cupboard units, one housing the ideal logic combination boiler for domestic hot water and gas central heating, built in fridge freezer and Zanussi dishwasher. Balustrades staircase to



## FIRST FLOOR LANDING

With single panel radiator, loft access, wired in smoke alarm, panel door to useful storage cupboard also housing the immersion tank for domestic hot water, panel door to



## MASTER BEDROOM ONE

12'7" x 14'7" (3.86 x 4.45)

With double panel radiator, built in mirror fronted wardrobes with shelving and hanging rails, tv aerial point, door to



## ENSUITE SHOWER ROOM

7'6" x 3'4" (2.29 x 1.02)

With luxury vinyl tile flooring, three piece suite consisting of pedestal wash hand basin, chrome mixer tap, low level WC, glazed shower enclosure with a bar shower, tiled surrounds, inset spotlights, extractor fan, shaver point, single panel radiator. Mirror fronted storage cupboard, door to



## BEDROOM TWO

9'9" x 14'6" (2.98 x 4.44)

With double panel radiator.



## BEDROOM THREE

13'1" x 10'2" (3.99 x 3.1)

With single panel radiator.



## FAMILY BATHROOM

8'3" x 5'2" (2.53 x 1.59)

With luxury vinyl tile flooring, single panel radiator, inset spot lights, extractor fan. Three piece suite consisting of low level WC, pedestal wash hand basin with chrome mixer tap, tiled splash backs. Panelled bath with chrome mixer tap and shower attachment with tiled surrounds.

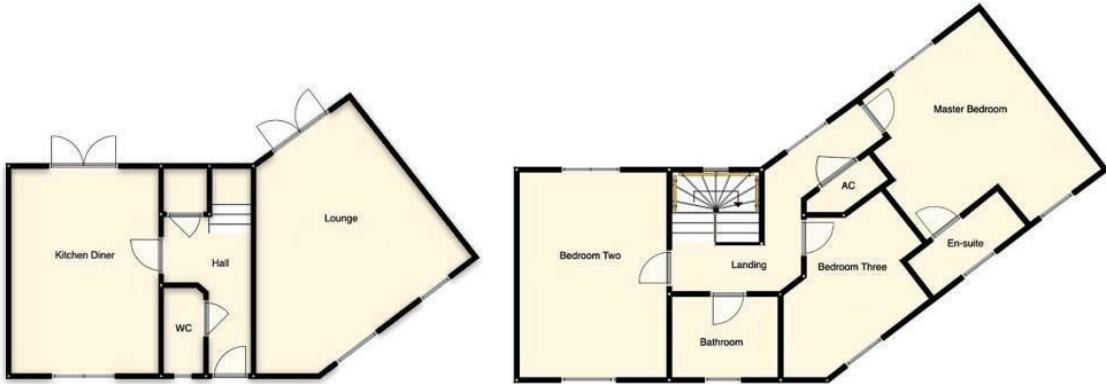
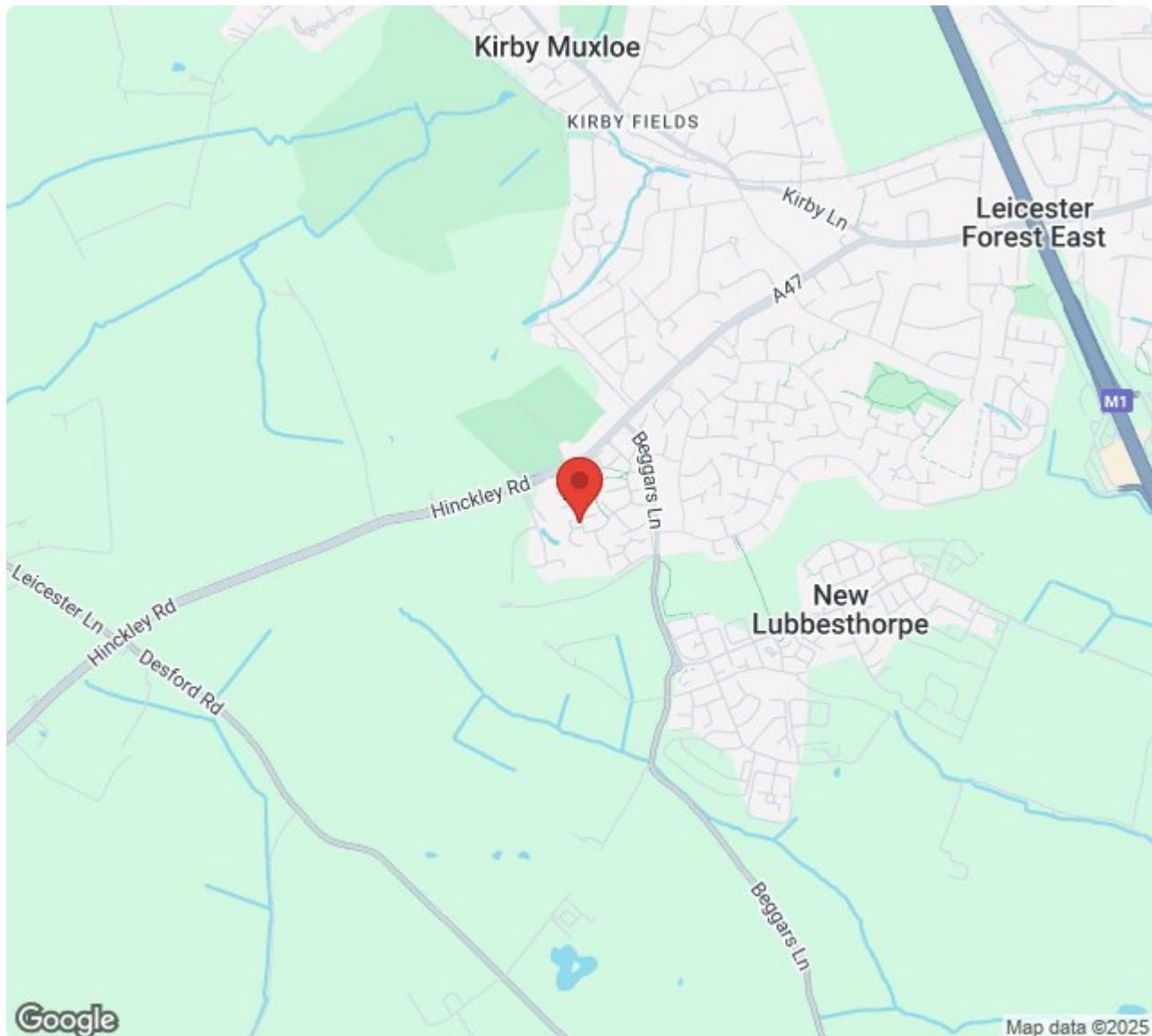


## OUTSIDE

The property is set on a large corner plot, set behind mature hedging, concrete slabbed path leading to the front door with outside lighting. Tarmacadam driveway leading to sheltered, secure tandem parking with electric up and over door. Adjacent to the rear of the house is a concrete slab patio. The garden is predominately laid to lawn, enclosed with fencing & brick built wall, outside tap with electric and outside lighting.







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92 plus)	A		93
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/81/EC			
England & Wales		EU Directive 2002/81/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
EU Directive 2002/91/EC			
England & Wales		EU Directive 2002/91/EC	

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