



Smiths
your property experts

Lapwing Close

Leicester

- Beautiful and spacious family home
- Private position in a peaceful cul-de-sac
- Light-filled open-plan kitchen/diner
- Spacious sitting room with a feature fire
- Four good-sized bedrooms and a bathroom
- Driveway, garage and an EV charging point
- Generous south-facing gardens and a summer house
- Easy access to the M1 and A46 motorway network

General Description

Smiths Property Experts are delighted to offer to the market this beautiful family home, occupying a private cul-de-sac position with views to the front towards Old John.

A fabulous open-plan kitchen/diner offers the perfect space for entertaining, and the private south-facing rear garden has been beautifully landscaped and is ideal for alfresco dining. With four good-sized bedrooms and a utility room, this home offers the perfect blend for modern family living.

Complete with a garage and an EV charging point, this home demands an internal inspection to truly appreciate the quality of living accommodation on offer.







The Property

This wonderful home benefits from gas central heating, UPVC double glazing and is entered via a front door into a welcoming entrance hallway. The sitting room is a naturally light room with a bay window overlooking the front and a feature gas fire.

The kitchen/diner is the real hub of the house, with an open-plan layout, a breakfast bar, base and wall units, a double electric oven and a hob with a smart extractor hood. French doors open seamlessly onto the garden, and there is a spacious utility room and a ground-floor WC.

To the first floor, the landing gives way to four good-sized bedrooms, the front two bedrooms enjoying far-reaching views towards old John, and built-in wardrobes. The family bathroom is well-appointed, being fully tiled with inset ceiling spotlights and a three-piece suite.

The Outside

The outside space is truly what makes this home a showstopper. The property is approached via a private drive at the end of a peaceful cul-de-sac. A driveway provides ample parking, complete with an EV charging point, and access to the garage. There is a shaped lawn with inset borders, and the front garden extends beyond the driveway to the front.

To the rear, the south-facing garden has been recently landscaped with a porcelain patio terrace, perfect for outside relaxation. Steps lead up to a manicured lawn, with established flower beds, fencing to boundaries and a timber summer house.







Location

The property is situated on a private drive at the head of a cul-de-sac within this popular residential development on the outskirts of Leicester. There is a nearby parade of convenience stores, and a bus stop is located nearby. The M1/A46 motorway network is within easy reach, making it ideal for those looking to commute to Leicester, Loughborough or Nottingham, and there is a local primary school nearby.

Property Information

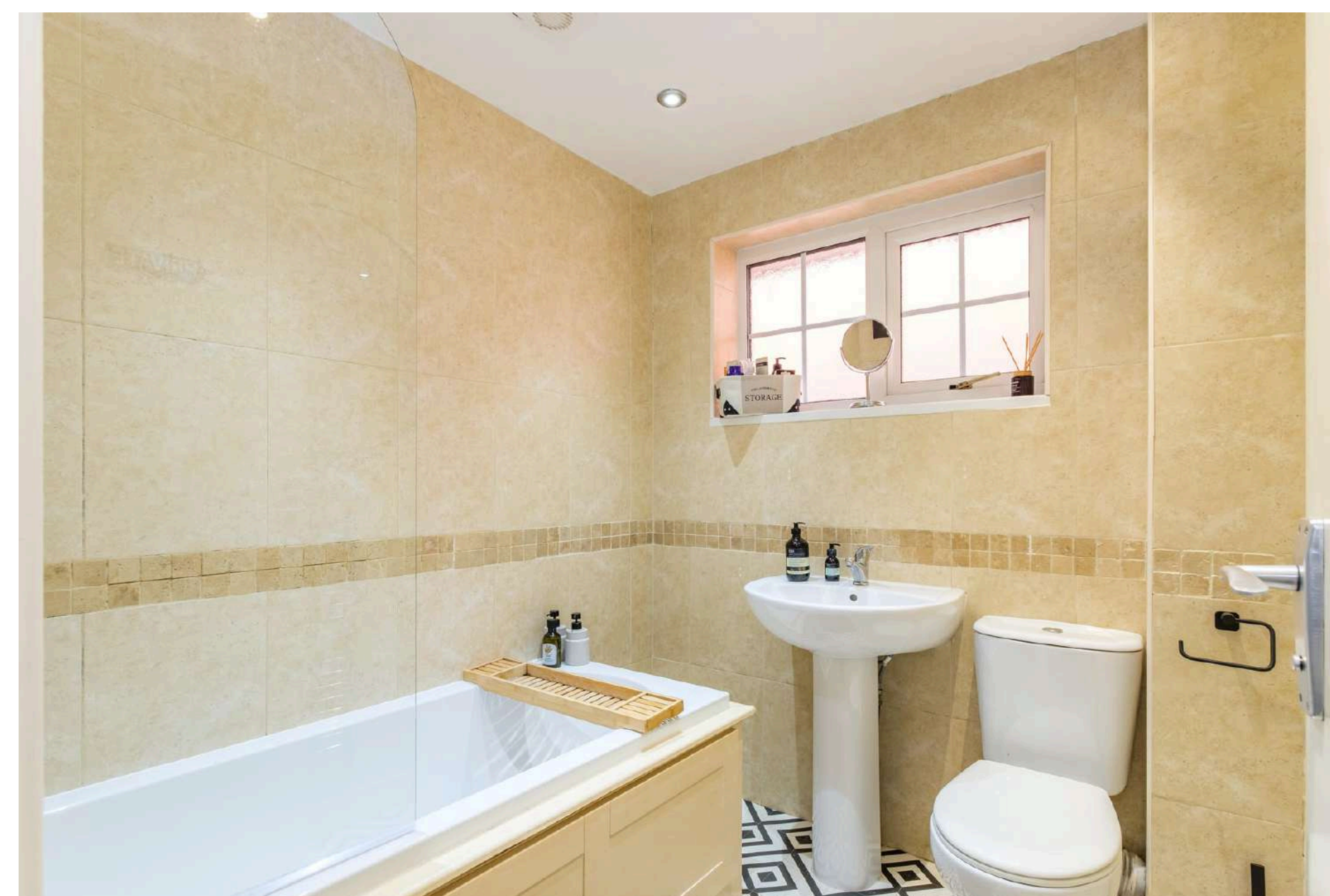
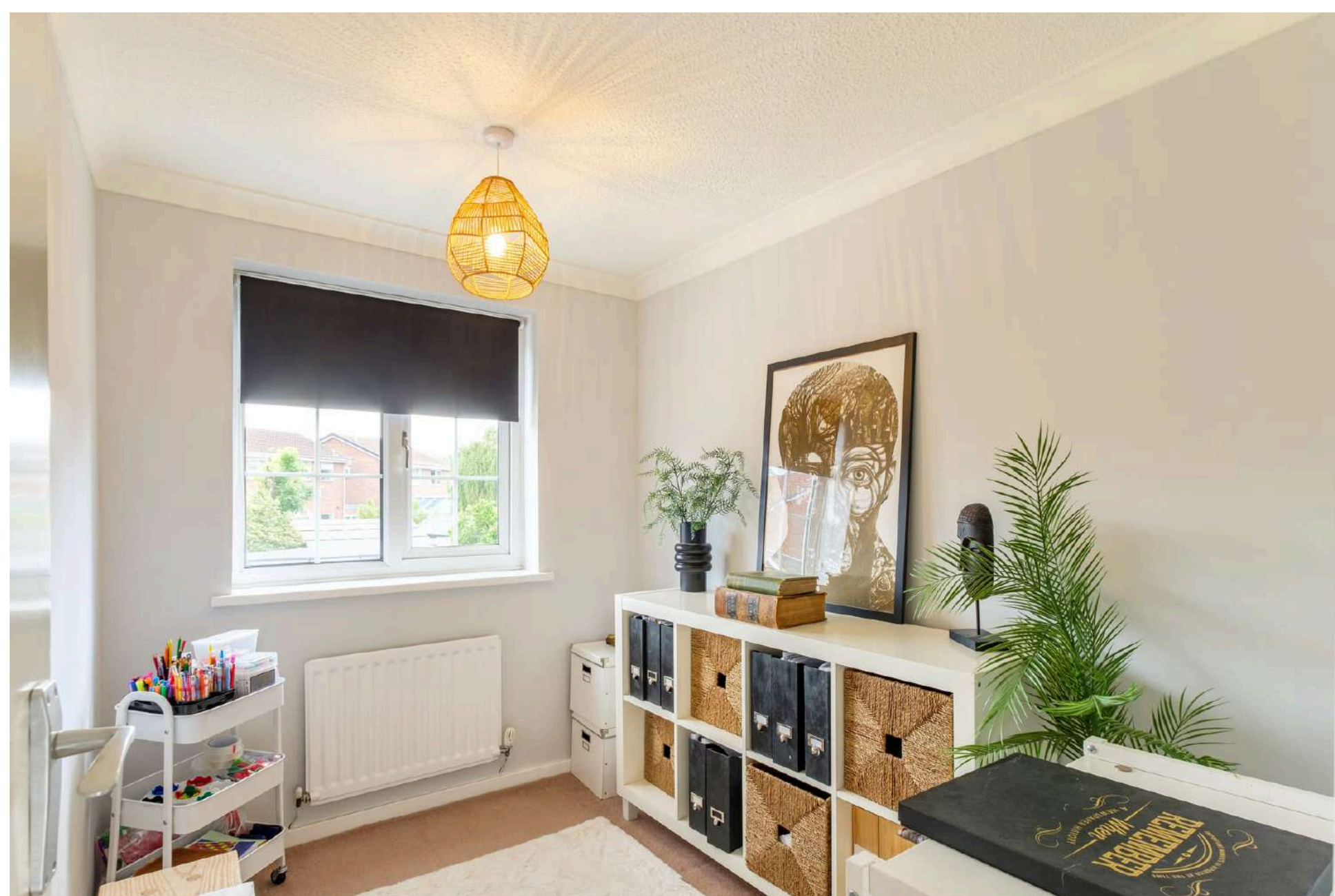
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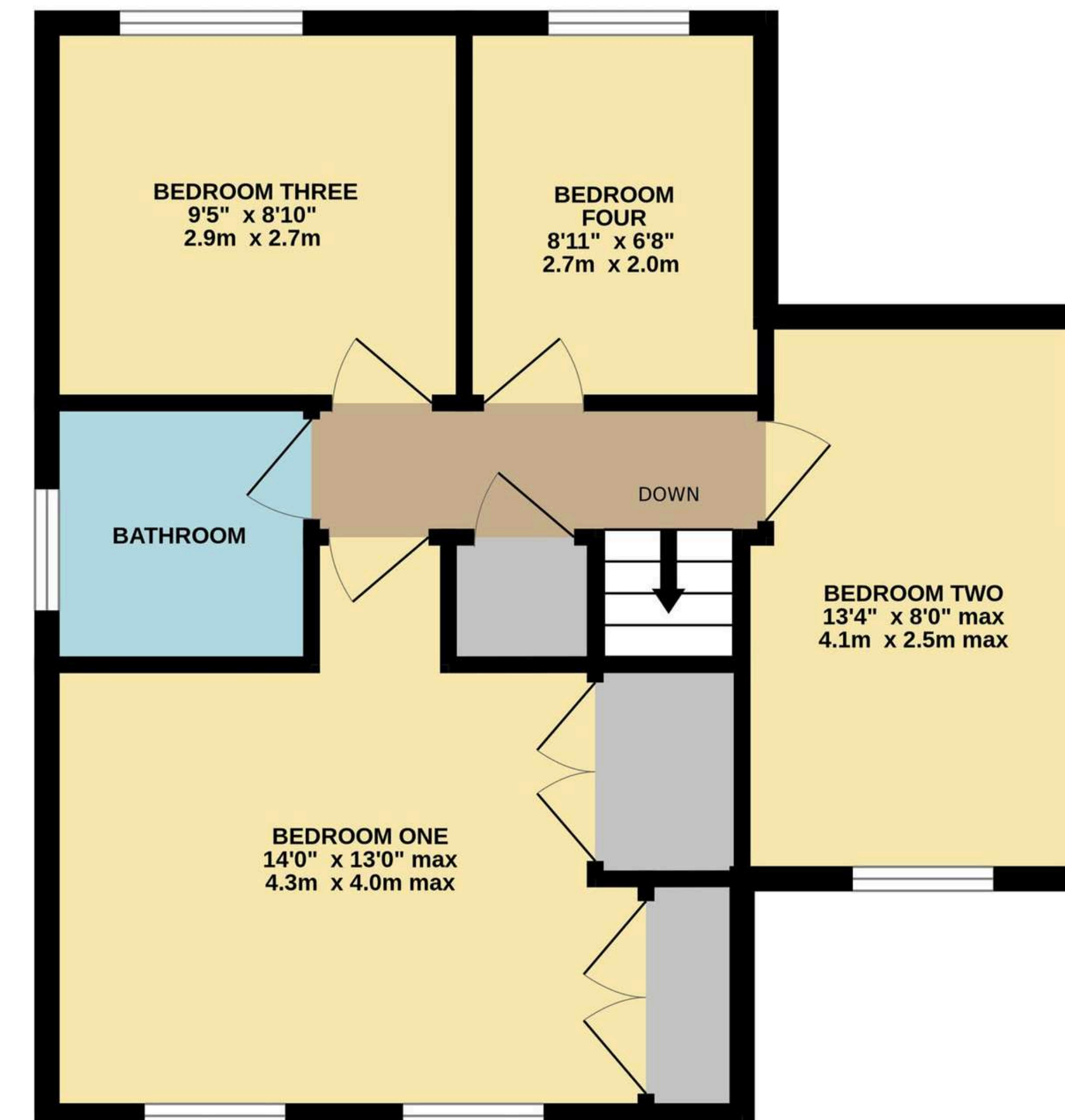
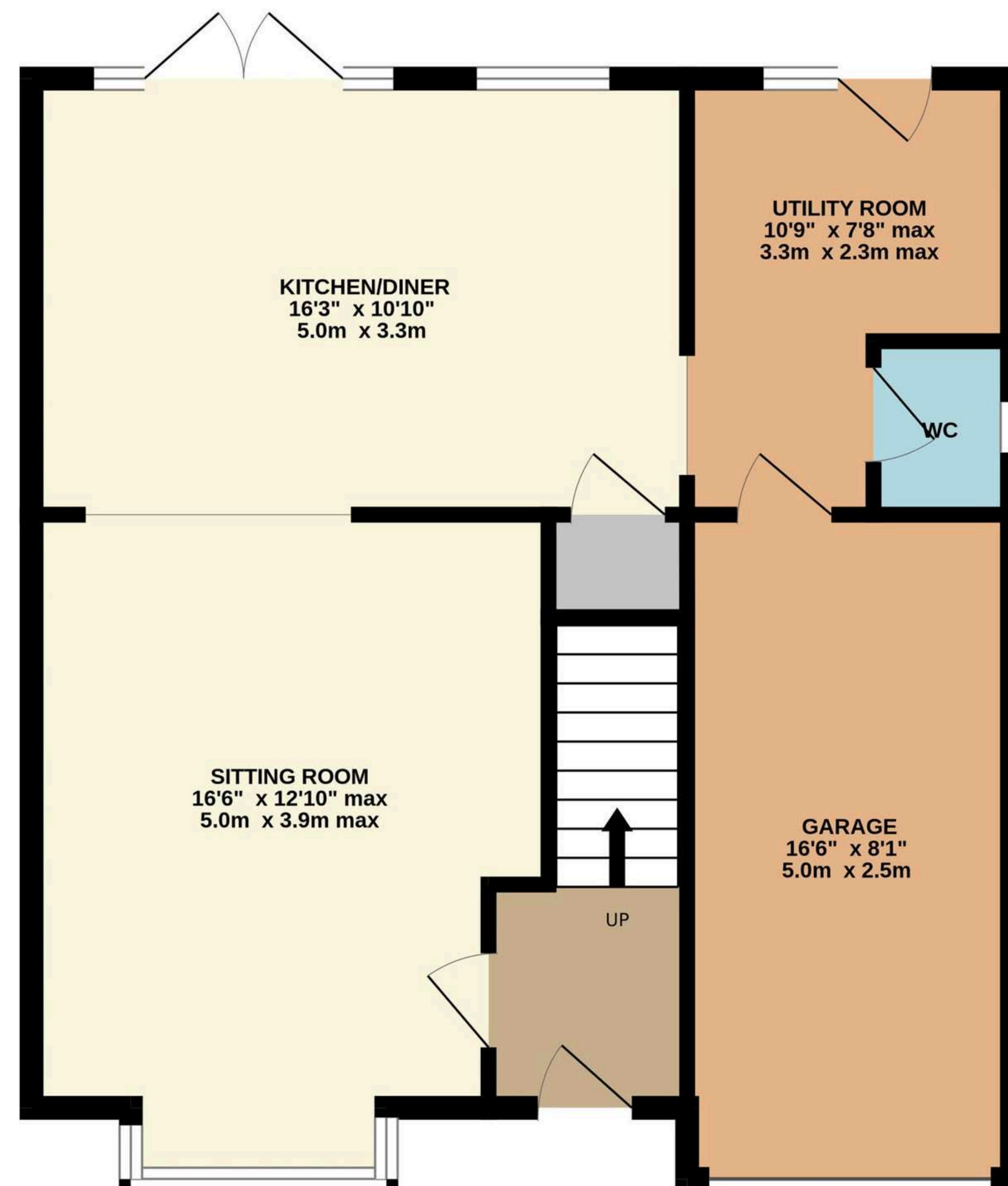
Council Tax Band: C.

Local Authority: Leicester City 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 : 1170 sq.ft. (108.7 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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