



wards  
Residential

18 Leighton Crescent, Elmesthorpe, LE9 7SF  
£290,000

Freehold

A well presented and tastefully modernised four bedroom semi-detached dormer bungalow, situated in the sought after village of Elmesthorpe, with easy access to open countryside and walking routes. The accommodation comprises: Ground Floor: Entrance Hall, Lounge, Kitchen, two Bedrooms and Bathroom. First Floor: Master with Ensuite and Bedroom. Externally, there are sizeable well kept rear gardens with an outbuilding and newly built Garden Room. To the front elevation, there is a large driveway and paved area. UPVC double glazing and gas fired central heating.

### Entrance Hall

With a UPVC part glazed door and storage cupboard.

### Lounge

5.4 x 3.2 Metres

With a feature log burner on a stone hearth and a contemporary vertical radiator. UPVC double glazed window to the rear elevation.

### Kitchen

3.2 x 2.5 Metres

The Kitchen is fitted with an excellent range of wood effect wall and base level units, with granite effect working surfaces over and inset stainless steel sink, and white metro tile splashbacks. Integrated appliances include electric double oven and gas hob with extractor over. Slate effect flooring. UPVC window and door to the rear elevation.

### Dining Room/Bedroom Three

3.7 x 3.08 Metres

Currently being used as a Dining Room and benefiting from a built-in storage cupboard. Laminate flooring and UPVC window to the front elevation.



## Landing

Providing access to the Eaves Storage.

## Master Bedroom

3.5 x 3.75 Metres

With skylight to the front elevation and UPVC window to the side elevation.

## Ensuite

2.19 x 1.63 Metres

With three-piece white suite comprising sink over a vanity unit, corner low flush WC and shower in a shower cubicle. Tiled splashbacks and tiled flooring. Skylight window to the rear elevation.

## Bedroom Two

3.4 x 2.16 Metres

With large UPVC window to the rear elevation.





### **Bedroom Four**

**3.28 x 2.93 Metres**

Contemporary vertical radiator and UPVC bay window to the front elevation.

### **Bathroom**

**3.4 x 1.58 Metres**

With three piece white suite comprising sink and concealed cistern WC in a vanity unit, with granite effect working surfaces over, and corner bath with a shower over. Storage cupboard. Splashback tiles around the bath. Ceiling spotlights and extractor fan. UPVC window to the side elevation with plantation shutters.



## Outside

To the front elevation, there is a driveway comprising a gravelled area with a paved area adjacent leading to the front door. To the rear elevation, there is a patio area adjacent to the rear of the property and a raised lawned area, enclosed by timber sleepers, with slate chipping borders. Outbuilding with power and lighting. Decking area to the rear of the plot with a recently constructed Garden House. The gardens are enclosed by timber fencing with gated access from the front elevation.

## Garden House

The recently constructed Garden House benefits from power, lighting and laminate flooring. Stylish anthracite UPVC French doors and window to the front elevation.

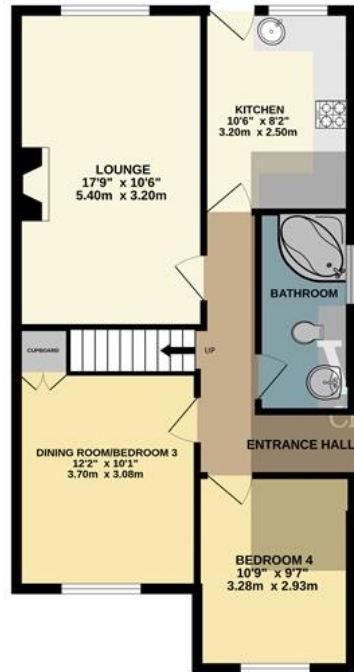
**EPC Rating - D(62)**

**Council Tax Band - C**

**Call 01455 251771 to make an appointment to view this property**



GROUND FLOOR  
660 sq.ft. (61.3 sq.m.) approx.



1ST FLOOR  
341 sq.ft. (31.7 sq.m.) approx.



TOTAL FLOOR AREA : 1001 sq.ft. (93.0 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the footprints 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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