



16 Bradgate Close, Leicester, LE19 3EG

£470,000

An attractive four-bedroom detached family home offering spacious and versatile accommodation arranged over two floors. The property combines well-proportioned living spaces with a modern fitted kitchen, separate utility room, four double bedrooms and two bathrooms. Externally, there is a private landscaped rear garden with patio seating area, driveway parking and a detached garage. A fantastic family home with excellent space both inside and out.

Entrance Hallway



A welcoming entrance providing access to the ground-floor accommodation, downstairs WC and staircase leading to the first floor.

Living Room

14'9" x 14'7" (4.50m x 4.45m)



A bright and comfortable reception room benefiting from dual-aspect windows, allowing plenty of natural light into the space. French doors open directly onto the rear garden, while a feature log burner provides an attractive focal point and a cosy feel.

Kitchen

22'2" x 11'1" (6.78m x 3.40m)



A stylish and well-appointed kitchen fitted with a range of wall and base units, complemented by integrated appliances including a double oven, gas hob, extractor fan and dishwasher. The generous layout provides ample space for both everyday cooking and informal dining, with a radiator adding comfort. French doors open directly onto the rear garden, while a further door provides access to the adjoining utility room.

Utility Room

A useful additional space adjoining the kitchen, fitted with matching storage units, sink and drainer, and plumbing for a washing machine.

Dining Room

11'1" x 10'0" (3.40m x 3.05m)



A separate well presented dining room offering a dedicated space for family dining and entertaining. Featuring a front-facing window and radiator this room offers a versatile layout which also allows the room to be adapted for alternative uses if required.

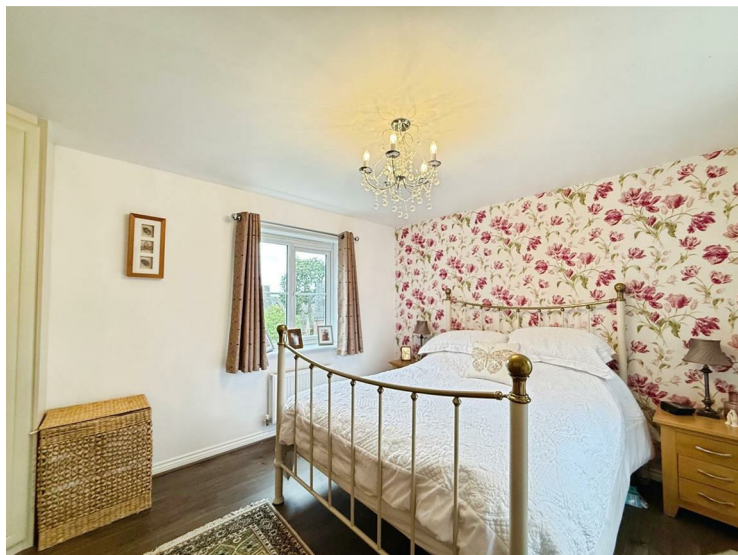
WC



A downstairs WC positioned off the entrance hall and fitted with a WC and wash hand basin.

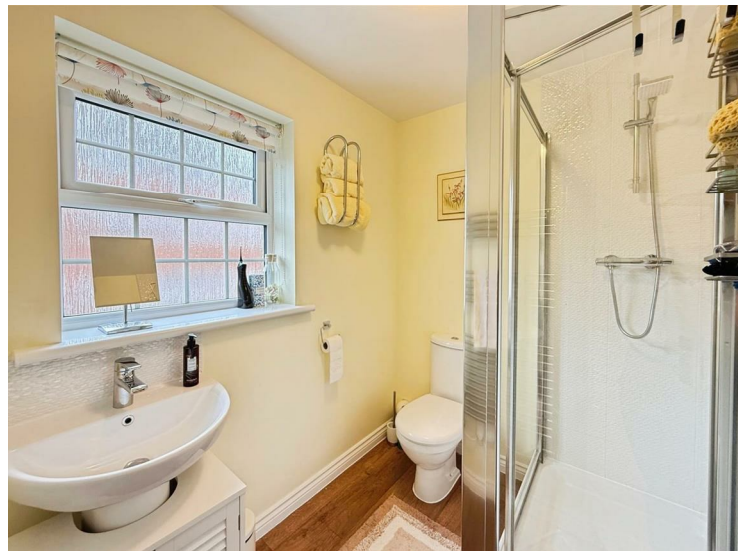
Master Bedroom

12'2" x 11'1" (3.71m x 3.40m)



A spacious double bedroom offering a comfortable retreat, with built in wardrobes, dual aspect windows with radiator positioned beneath and the added benefit of an en-suite shower room.

En-suite



Fitted with a modern walk-in shower, low-level WC, wash hand basin, obscured window and towel rail.

Bedroom 2

14'7" x 10'0" (4.47m x 3.05m)



A well-proportioned double bedroom offering plenty of space, natural light from the dual aspect windows with radiator positioned beneath.

Bathroom

7'8" x 6'9" (2.34m x 2.06m)



A well-appointed family bathroom featuring a white four-piece suite comprising bath, separate shower cubicle, pedestal wash hand basin and low-level WC along with an obscured window and radiator.

Bedroom 3

10'7" x 9'6" (3.23m x 2.90m)



A generous double bedroom, with two windows providing plenty of natural light. One window overlooks the front of the property and benefits from a radiator positioned beneath with loft access.

Bedroom 4

11'6" x 8'7" (3.51m x 2.64m)



A comfortable double bedroom, ideal for family use, guests or as a home office if required with additional storage over the stairs, window to the front and radiator.

Outside



Externally, the property benefits from a driveway providing off-road parking and access to the detached garage, which offers useful additional storage and parking facilities. The front of the property also benefits from an electric vehicle charging point. A gated side access leads through to the landscaped rear garden, which is predominantly laid to lawn and complemented by a paved patio area. The garden provides an ideal space for relaxing, entertaining and enjoying alfresco dining during the warmer months.

Offer Procedure

If you are obtaining a mortgage on this property, one of our qualified mortgage consultants will contact you to qualify the offer on behalf of our vendors.

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(3) The measurements indicated are supplied for guidance only and as such must be considered incorrect.

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MONDAY - FRIDAY : 9:00am - 17:30pm SATURDAY : 10:00am - 14:00pm

