



206 Gwendolen Road, Leicester

£550,000 Freehold

**Phillips
George**

A substantial and extended, four reception room, five bedroom family home situated on a large plot boasting accommodation of 2,000sq ft approx. with the addition of a self contained annexe building, being well placed for amenities, schools and place of worship. The property benefits from high end fixtures and fittings, spacious proportions and flexible living accommodation providing ample space for family, friends and entertaining. The property briefly comprises: Entrance hall, sitting room, a further reception room, a large open plan kitchen/living/dining area, family room, panty/utility room, downstairs bathroom, five bedrooms and shower room.

Outside there is off road parking to the front, a large landscaped rear garden, outdoor kitchen, annexe building and store room.

Viewing is highly recommended!

Council Tax band: TBD

Tenure: Freehold

SUMMARY

A substantial and extended, four reception room, five bedroom family home situated on a large plot boasting accommodation of 2,000sq ft approx. with the addition of a self contained annexe building, being well placed for amenities, schools and place of worship. The property benefits from high end fixtures and fittings, spacious proportions and flexible living accommodation providing ample space for family, friends and entertaining. The property briefly comprises: Entrance hall, sitting room, a further reception room, a large open plan kitchen/living/dining area, family room, pantry/utility room, downstairs bathroom, five bedrooms and shower room. Outside there is off road parking to the front, a large landscaped rear garden, outdoor kitchen, annexe building and store room. Viewing is highly recommended!

ENTRANCE HALL

Accessed via a composite double glazed front door. Doors off to: Sitting room, second reception room, downstairs bathroom and kitchen area. LED spotlights. Solid wooden staircase with glazed panels, built-in storage and an under stairs cupboard. Radiator.

SITTING ROOM

Dimensions: 11' 1" x 10' 9" (3.38m x 3.28m). UPVC double glazed bay window to front aspect. LED spotlighting. Double doors leading through to: Second reception room. Inset 'Jacaranda' carpet with stone tiled border. Telephone point. Radiator.

RECEPTION ROOM TWO

LED spotlighting. Built-in bespoke cabinetry. Inset 'Jacaranda' carpet with stone tiled border. Double sided gas feature fireplace.

KITCHEN/DINING/LIVING

Dimensions: 27' 9" x 15' 1" (8.46m x 4.6m). A large and spacious open plan space comprising of a lounge area, extensive breakfast bar and kitchen area with an opening leading through to the family room. The lounge area has LED spotlighting, a TV point for a wall mounted TV and underfloor heating.

KITCHEN AREA

The kitchen area has a selection of fitted base and full height units with a 'Corian' waterfall edge worktop over, breakfast bar and inset stainless steel sink. There are an extensive range of cooking appliances, industrial extractor, an integral dishwasher and space for a large 'American' style fridge/freezer. The kitchen area is completed with a large ceiling lantern, window out to the rear aspect and LED spotlighting.

FAMILY ROOM

Dimensions: 21' 4" x 10' 9" (6.5m x 3.28m). Tri-folding doors out to: Rear garden. UPVC double glazed windows to rear and side aspects. UPVC double glazed door out to: Side area/outdoor kitchen area. Inset 'Jacaranda' carpet with stone tiled border. Ceiling lantern. LED spotlighting. TV point for a wall mounted TV. Underfloor heating.



BEDROOM ONE

Dimensions: 12' 5" x 10' 7" (3.78m x 3.23m). UPVC double glazed window to rear aspect. A selection of fitted wardrobes and dressing table. Wall mounted aircon unit. TV point.

BEDROOM TWO

Dimensions: 11' 4" x 9' 8" (3.45m x 2.95m). UPVC double glazed window to rear aspect. A selection of fitted wardrobes, desk and over head storage. Wall mounted aircon unit. Tv point. Radiator.

BEDROOM THREE

Dimensions: 11' 5" x 9' 2" (3.48m x 2.79m). UPVC double glazed window to front aspect. A selection of fitted wardrobes, desk and over head storage. Radiator.

BEDROOM FOUR

Dimensions: 10' 9" x 10' 7" (3.28m x 3.23m). UPVC double glazed bay window to front aspect. A selection of fitted wardrobes and dressing table. Radiator.

BEDROOM FIVE

Dimensions: 7' 4" x 6' 7" (2.24m x 2.01m). UPVC double glazed window to front aspect. A selection of fitted wardrobes and wall mounted storage. Radiator.

SHOWER ROOM

Dimensions: 5' 7" x 5' 2" (1.7m x 1.57m). Comprising: Shower enclosure with spa jets and rainfall shower head, vanity unit with sink over and a low level WC. UPVC double glazed window to rear aspect. Feature wall and floor tiling.

OUTSIDE

The property benefits from a large plot having a block paved driveway to the front with a carport providing off road parking. To the rear is the generous and private landscaped rear garden with a porcelain tiled paved patio, covered outdoor kitchen area, artificial lawn, raised rendered planting beds and pathways leading to the annexe area.

ANNEXE

Located to the rear of the garden this generously sized rendered building has UPVC double glazed doors and is fully insulated with power and light. There is porcelain tiled patio area with raised planter and established planting.

THINKING OF SELLING?

We would be delighted to provide you with a free market appraisal/valuation of your own property. Please contact Phillips George to arrange a convenient appointment on 01162168178.

BUYING TO LET?

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