



Smiths
your property experts

Acres Road

Leicester Forest East

- A beautifully maintained semi-detached family home
- Exceptional plot measuring approximately 1/5th of an acre
- Open-plan kitchen leading out onto delightful private gardens
- Bay-fronted sitting room with a multi-fuel burning stove
- Envious position in a peaceful residential location
- Private driveway and a gated area leading to a detached garage
- Three double bedrooms and a modern refitted family bathroom
- Generous hallway and a convenient downstairs w.c.



General Description

Smiths Property Experts are favoured with instruction to market a beautifully maintained, extended and rarely available mature family home. The property is set in an outstanding plot extending to an impressive 1/5th of an acre or thereabouts in Leicester Forest East.

The Location

The property occupies an enviable position in this quiet and peaceful residential location, with easy access to a wide range of good schooling options at both Primary and Secondary levels. There is a full range of amenities in the village and excellent access to Leicester and further afield via the M1/M69 motorway link just 1 mile away. Nearby Kirby Muxloe also benefits from highly regarded public houses, cafes, and eateries.







The Property

The property has been skilfully extended and offers an impressive 1,077 square feet of living space across two floors. Benefitting from UPVC double glazing and gas central heating throughout, expect bright and spacious interiors finished to a high specification.

In brief, the accommodation affords a porch, a large entrance hall, WC, a full-length bay-fronted sitting room with a feature fireplace and multi-fuel burning stove, and a stunning open-plan kitchen, living and dining area. The kitchen is fitted in a shaker style and boasts high-specification appliances and granite work surfaces. There is direct garden access to the rear via glazed doors, which provide uninterrupted views across the gardens. Upstairs, the extended layout is excellent, and the house now has three large double bedrooms. There is plentiful storage, and the family bathroom has been refitted to a high standard.

The Outside

Outside, this property is superb. Set back behind front gardens and a private drive with off-road parking for a number of vehicles, and there is a gated area to the side that leads to the detached garage.

The rear gardens are totally private, benefit from all afternoon sun and have been landscaped skilfully by the current owner. A generous flagstone patio is laid to the immediate rear of the house, and it is accessible from the kitchen and leads to mature lawned gardens. Fully stocked and mature borders, a number of tree and shrub varieties, and a pond give year-round interest.







Property Information

EPC Rating: D.

Tenure: Freehold. Council Tax Band: C.

Local Authority: Blaby District Council.

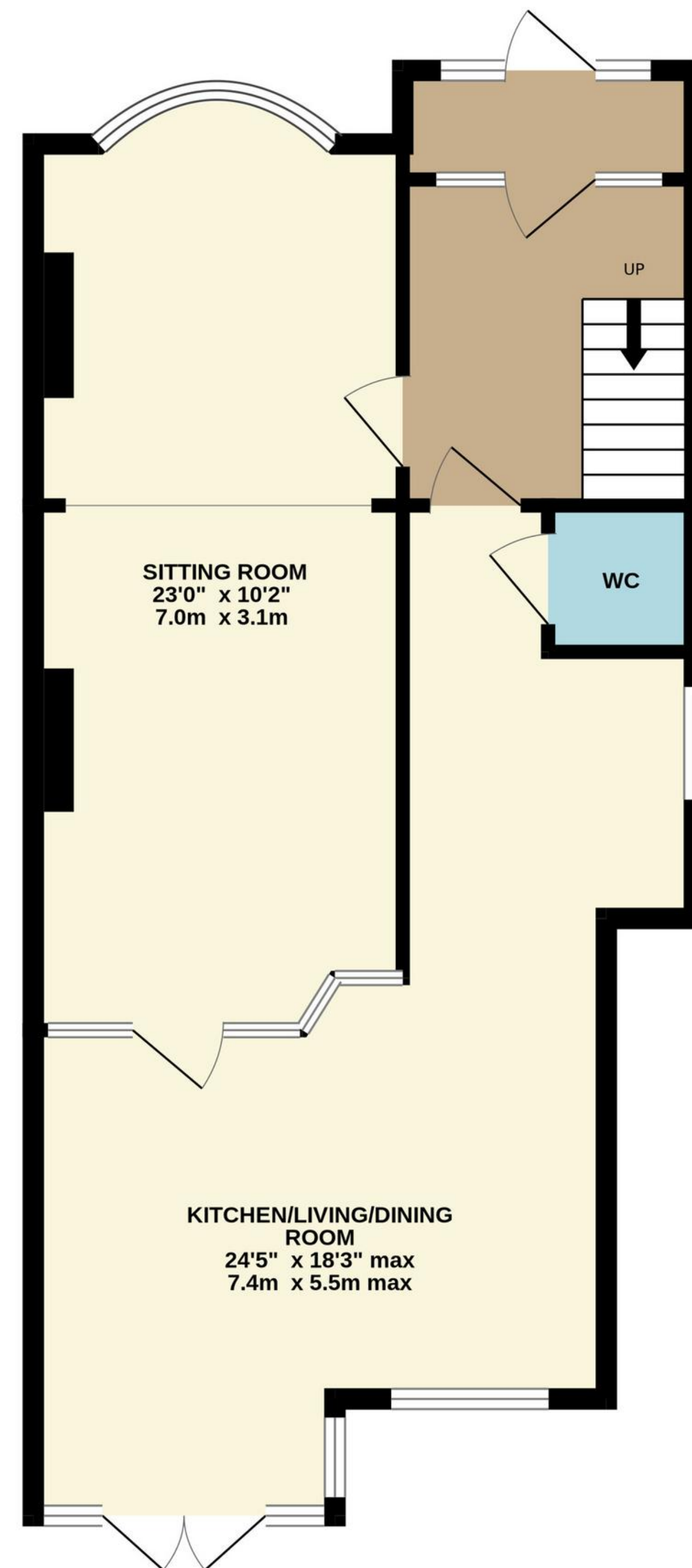
Important Information

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.

Smiths Property Experts

Smiths Property Experts are a modern, forward-thinking estate agency that strives to offer excellent advice and customer service. Experienced and adept at all things property, our firm can assist with mortgages, insurance, solicitor contacts, planning permission and development execution. Above all, we are happy to offer advice tailored to you as a potential client, or as a potential purchaser of one of our client's properties. You are invited to contact us if you require assistance with anything 'house or home'.





TOTAL FLOOR AREA : 1077 sq.ft. (100.0 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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