



# READINGS

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Hayfield Close

Glenfield, Leicester, LE3 8RH

**£425,000**





## Hayfield Close

Glenfield, Leicester, LE3 8RH

Tucked away at the end of this attractive close in Glenfield, this spacious detached family home sits on a generous plot with plenty of parking at the front and a good-sized garden at the back.

Inside, the house could do with a little updating, which makes it a great choice for anyone wanting to put their own stamp on a property. Step through the porch into the hallway and you'll find a large lounge that flows into the separate dining room. There's also a breakfast kitchen, utility room, downstairs WC, and an extra room that works perfectly as a second sitting room, home office, or even a playroom for the kids.

Upstairs, you'll discover three double bedrooms, with the master benefiting from its own en suite. There's also a fourth bedroom and a family shower room to complete the layout.

Outside, the plot really stands out – with plenty of driveway space, a single garage and a rear garden featuring covered patio areas so you can make the most of it all year round.

This home is being sold with no onward chain, so it's ready and waiting for its new owners. Book your viewing today – it's one you won't want to miss!







## Property Information

Tenure: Freehold

Local Authority: Blaby

Council Tax Band: E

Type of Construction: Standard

Services: The property is offered to the market with all mains services and gas-fired central heating.

Multiple Options for Broadband/mobile phone signal.

Flood Risk: None

Annual Estate Management Charge If

Applicable: n/a

The property is being with Vacant Possession upon completion. FIXTURES AND FITTINGS - All the items mentioned in these sales details are to be included within the purchase price. SERVICES - None of the services, fitting or appliances (if any) heating installations, plumbing or electrical systems have been tested by the selling agents, neither have the telephone or television points.

## Consumer Protection Legislation

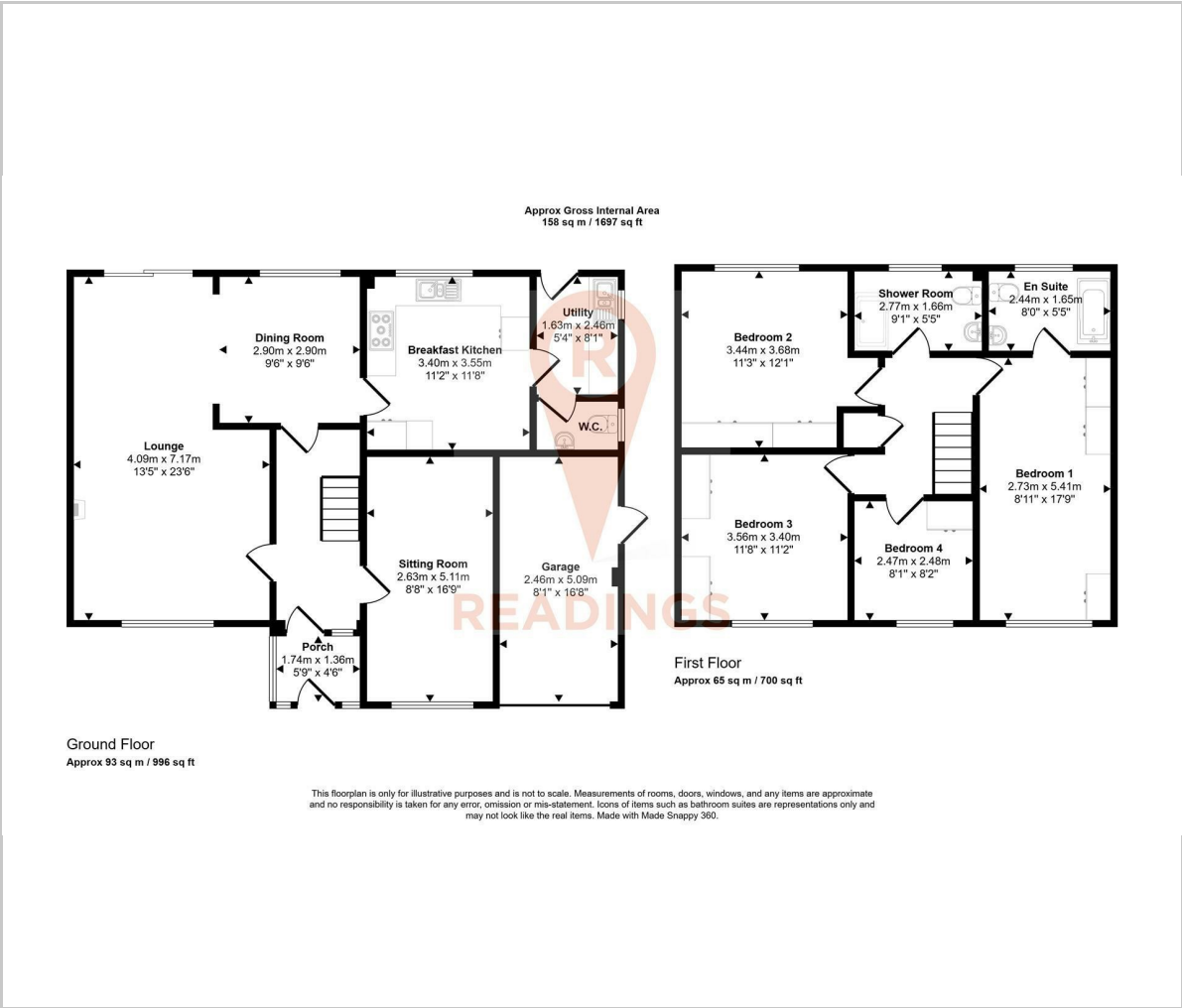
These sales details have been written to conform to Consumer Protection Legislation. Whilst we endeavour to make our sales details accurate and reliable, if there is any point of particular importance to you, please contact the office and we will check the information for you, particularly if contemplating travelling some distance to view. Measurements are given in good faith and whilst believed to be accurate these should be checked by the purchaser for verification. The measurements are carried out in accordance with the RICS and ISVA code of measuring practice.

## Anti Money Laundering

Under the Protecting Against Money Laundering and Proceeds of Crime Act 2002 all prospective purchasers proceeding with a purchase will be asked to provide us with photographic I.D. (e.g. Passport, driving licence etc) and proof of address (e.g. Current utility bill, bank statement, council tax demand). This information will be required before solicitors are instructed on a sale or purchase.



Floor Plan



Viewing

Please contact our Leicester Office on 0116 2227575 if you wish to arrange a viewing appointment for this property or require further information.

Area Map



Energy Efficiency Graph

