

## Glenfield Road, Western Park

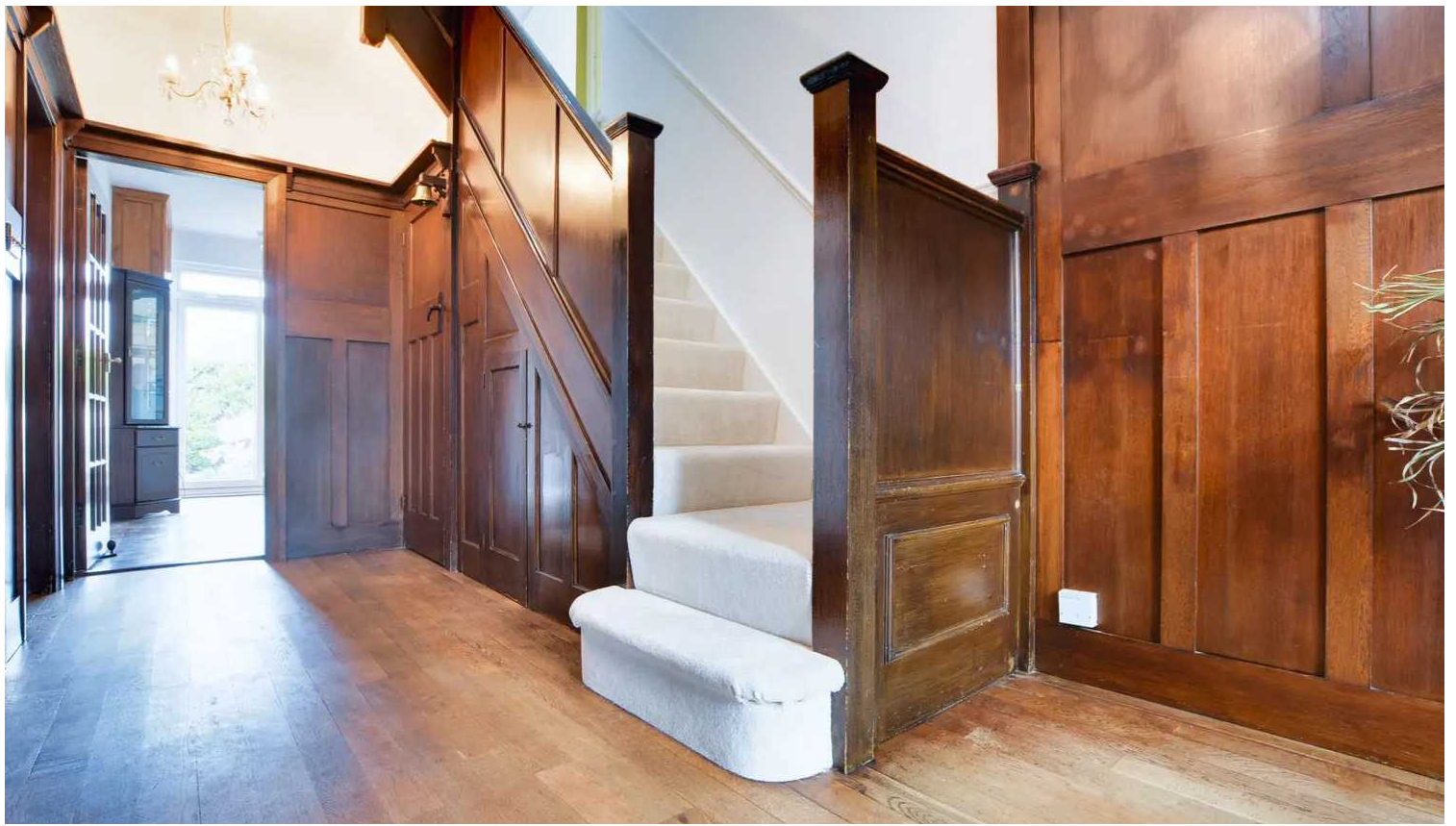
Offers Over £420,000

A period bay-fronted detached home located on Glenfield Road in the suburb of Western Park with FOUR bedrooms, THREE reception rooms, driveway and GARAGE.



0116 274 5544





#### **Porch**

With a French doors.

#### **Entrance Hall**

With a hardwood door, oak flooring, wood wall covering, plate rack, understairs cupboard and access to the first-floor landing

#### **Reception Room One**

16' 10" x 12' 0" (5.13m x 3.66m)

(measurements into the bay) With a bay window to the front elevation, TV point and radiator.

#### **Reception Room Two**

15' 8" x 12' 0" (4.78m x 3.66m)

With a bay window to the rear elevation, door to the rear elevation, fire surround with marble surround and hearth, picture rail, TV point and radiator.

#### **Dining Room**

13' 8" x 7' 8" (4.17m x 2.34m)

With a window and door to the rear elevation, parquet flooring, built-in cupboard and drawer unit, additional built-in cupboard and door to the:

#### **Kitchen**

10' 1" x 7' 6" (3.07m x 2.29m)

With a window to the rear elevation, tiled flooring sink and drainer unit with a range of wall and base units with work surfaces over, tiled splash backs, four-ring electric hob, free-standing farmhouse-style triple oven, extraction hood, plumbing for an appliance and space for a free-standing fridge /freezer and a door to:



**Lobby**

With access to:

**Utility Area**

With a window to the side elevation base units with work surfaces over and a space for an appliance.

**WC**

With a WC.

**First Floor Landing**

**Bedroom One**

17' 0" x 10' 2" (5.18m x 3.10m)

(measurements into the bay) With a bay window to the front elevation, built-in wardrobes, picture rail and a radiator.

**Bedroom Two**

15' 0" x 12' 0" (4.57m x 3.66m)

With a window to the rear elevation and a radiator.

**Bedroom Three**

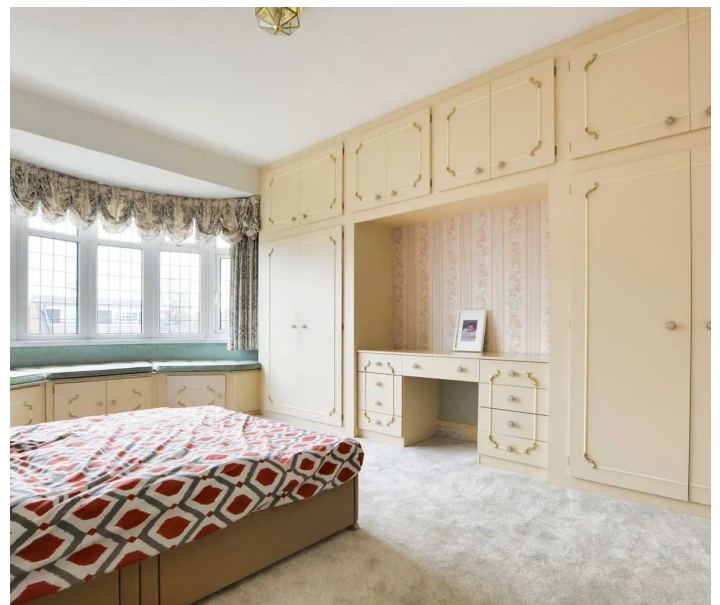
14' 10" x 8' 0" (4.52m x 2.44m)

With a window to the front elevation and a radiator.

**Bedroom Four**

9' 0" x 7' 8" (2.74m x 2.34m)

With a window to the front elevation, picture rail, dado rail and a radiator.









### **Bathroom**

7' 8" x 7' 7" (2.34m x 2.31m)

With a window to the rear elevation, corner bath, wash hand basin, bidet, shower cubicle with shower over and tiled splashbacks.

### **WC**

With a window to the side elevation, WC and a dado rail.

### **Front Garden**

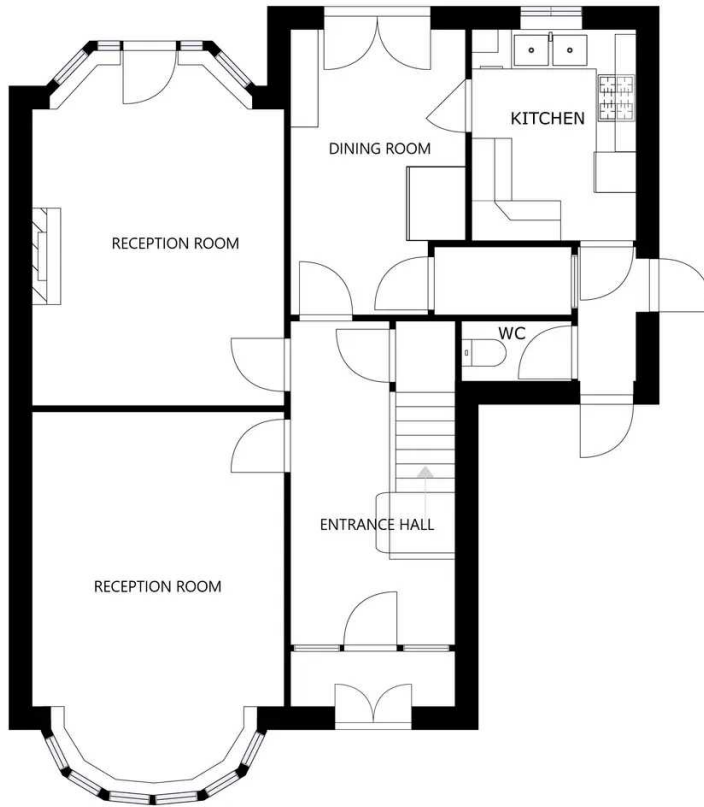
Front garden with lawn area.

### **Rear Garden**

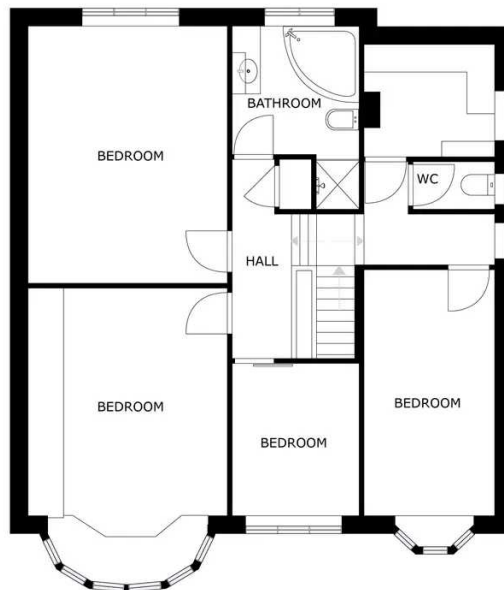
With a patio seating area, lawn, flower beds, shed/outbuildings and a fenced perimeter.

Driveway

Garage



FLOOR 1



FLOOR 2





The property is located within easy reach of shopping facilities which can be found nearby on Fosse Road, to include a Lidl Superstore and frequent bus routes to and from Leicester City Centre with its professional quarters, Highcross Shopping Centre, train station. Approximately 2.5 - 3 miles away is Fosse Park Shopping complex together with the M1/69 Motorway links. Hospital is away close by.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: F

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