



Station Road, Glenfield

Guide Price £500,000

A detached BUNGALOW in GLENFIELD with FOUR BEDROOMS on a SPACIOUS PLOT. Disclaimer: This property has spray foam insulation. Please be aware that only specialist mortgage lenders may provide financing for properties with this type of insulation.



0116 274 5544





Entrance Hall

with a double glazed front door opening to porch area and a leaded and stained glass wooden door leading into the hall with a wall-mounted built-in cupboard housing smart electric and gas meters, picture rail, loft inspection hatch with pull-down ladder and radiator.

Reception Room/Living Room

16' 0" x 11' 0" (4.88m x 3.35m)

With double-glazed sliding patio doors to the rear elevation, living flame gas fire (not connected) with marble surround and hearth, coving to the ceiling, TV point and a radiator.

Reception Room/Dining Room

12' 10" x 9' 7" (3.91m x 2.92m)

With a double-glazed skylight window, a glazed door to the utility room, a glazed double door to the kitchen and a radiator.

Extended Kitchen

13' 4" x 10' 0" (4.06m x 3.05m)

(plus 9'4" x 8'5") With double-glazed windows to the sides and rear elevation, double-glazed door to the side elevation, ceramic tiled flooring, a sink and drainer unit with a range of oak wall and base units with work surfaces over, tiled splashbacks, inset four-ring gas hob, double oven, extractor hood, space for a freestanding fridge freezer and a radiator.



Utility Room

9' 0" x 8' 10" (2.74m x 2.69m)

With a sliding door from kitchen, double-glazed window to the side elevation, ceramic tiled flooring, plumbing for a washing machine and dish washer, a wall-mounted Worcester Bosch boiler and a radiator.

Bedroom One

13' 5" x 14' 0" (4.09m x 4.27m)

(measurements into the bay) With a double-glazed bay window to the front elevation, coving to the ceiling, chimney breast and a radiator.

Bedroom Two

13' 5" x 10' 1" (4.09m x 3.07m)

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

Bedroom Three

12' 1" x 11' 5" (3.68m x 3.48m)

(currently used as an office) With a double-glazed window to the side elevation, coving to the ceiling, radiator and a door providing access to:

Bedroom Four

11' 5" x 6' 4" (3.48m x 1.93m)

With a double-glazed window to the front elevation, book shelving and a radiator.









Bathroom

12' 7" x 6' 0" (3.84m x 1.83m)

With a double-glazed window to the rear elevation, a bath, WC, wash hand basin, a separate shower cubicle and a radiator.

Rear Garden

To the rear is a mature and established generous-sized rear garden with two patio seating areas, a lawn, mature and established flower beds and well-maintained fenced perimeter borders.

Driveway

With off-road parking for in excess of six cars.

Garage

A tandem garage with an up-an-over door to the front elevation, door and window to the rear garden.

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GROSS INTERNAL AREA
GROUND FLOOR: 138.13 m²
TOTAL: 138.13 m²
SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY.





The property is conveniently situated near shopping facilities on Fosse Road, including a Lidl Superstore and regular bus routes to Leicester City Centre, where you'll find professional quarters, Highcross Shopping Centre, and a train station. Fosse Park Shopping Complex and the M1/A69 motorway links are approximately 2.5 to 3 miles away. Additionally, Leicester Royal Infirmary and Glenfield Hospital are both close by.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

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