

JAMES  
SELICKS

3 ASHLEIGH ROAD

GLENFIELD, LEICESTER LE3 8DA

GUIDE PRICE: £375,000









Situated on a quiet cul-de-sac just off Stamford Street, a stunning and recently refurbished, three bedroom, two bathroom detached bungalow with deep, mature gardens.

Fantastic open plan dining kitchen • master bedroom • en-suite • two further bedrooms • bathroom • EPC - D

#### Location

Glenfield is located approximately three miles from Leicester city centre and provides convenient access to the M1/M69 motorway networks and Fosse Retail Park via the A46 Western bypass. The village offers a wide range of local amenities including schooling, shopping facilities, pubs and restaurants and is surrounded by some of Leicester's most attractive countryside, with Bradgate Park being only a short distance away.

#### Accommodation

The property is entered via a smart composite front door leading into the superb open plan kitchen, a bright and airy space by virtue of a large skylight and a bi-fold door to the garden, boasting an excellent range of newly fitted eye and base level units with drawers with black preparation surfaces, a moulded sink with a drainer unit and a window overlooking the garden, integrated appliances include a black Lamona oven with a Bosch microwave, Neff electric hob with a stainless steel Indesit extractor fan with, a black glass splashback and Stoves fridge and freezer. A brand new Worcester Bosch boiler is housed in a matching cupboard, ample space for a dining table.

The master bedroom has uPVC windows to the front and side elevations with an en-suite comprising a WC, wash hand basin with storage beneath, an opaque glazed uPVC double glazed window to the side, a white towel rail and wet room flooring in grey. Bedroom two is good size with a uPVC double glazed window to the front elevation. Bedroom three has a uPVC double glazed window to the side. The family bathroom has an opaque glazed uPVC double glazed window to the side, a P shaped bath with a glazed shower screen and shower over, an enclosed wash hand basin and WC with storage and a chrome heated towel rail.

#### Outside

To the front of the property is ample off street parking and access to an electric charging point. To the rear of the property is a landscape patio area with a storage shed, locker and a lawned area with fence boundaries.

**Tenure:** Freehold

**Local Authority:** Leicester City Council

**Tax Band:** D

**Conservation Area:** No

**Services:** Offered to the market with all mains services and gas-fired central heating.

**Broadband delivered to the property:** tbc

**Non-standard construction:** No

**Wayleaves, Rights of Way & Covenants:** tbc

**Flooding issues in the last 5 years:** tbc

**Accessibility:** tbc

**Planning issues:** tbc









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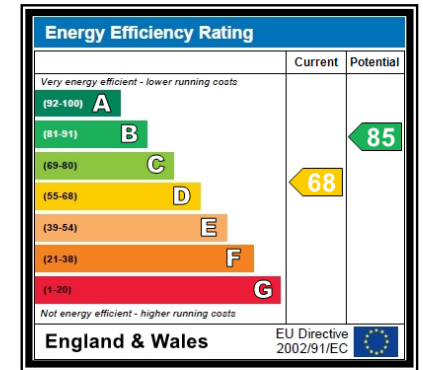
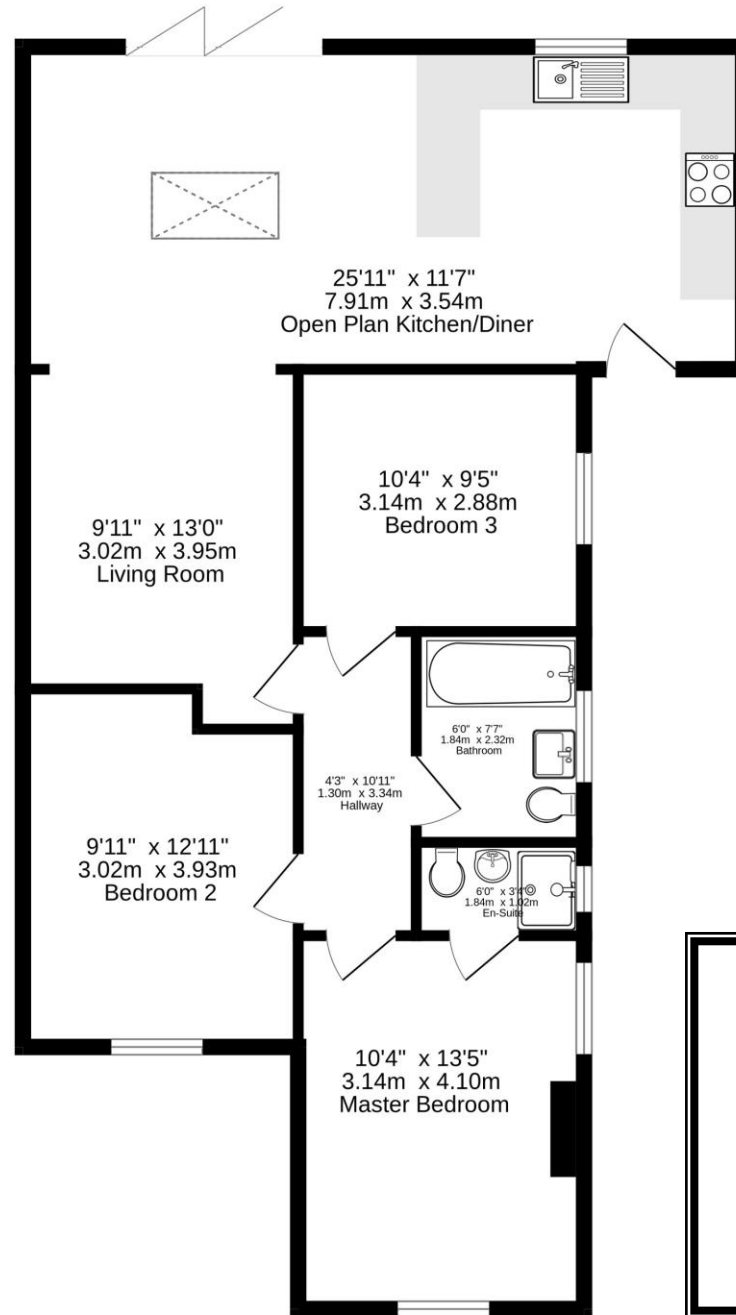
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**Measures and Other Information**

All measurements are approximate. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.



**3 Ashleigh Road, Glenfield, Leicester LE3 8DA**

**Total Approximate Gross Internal Floor Area  
 890 SQ FT / 82.7 SQ M**

Measurements are approximate.  
 Not to scale.  
 For illustrative purposes only.

