



Birch Lane, Glenfield, LE3

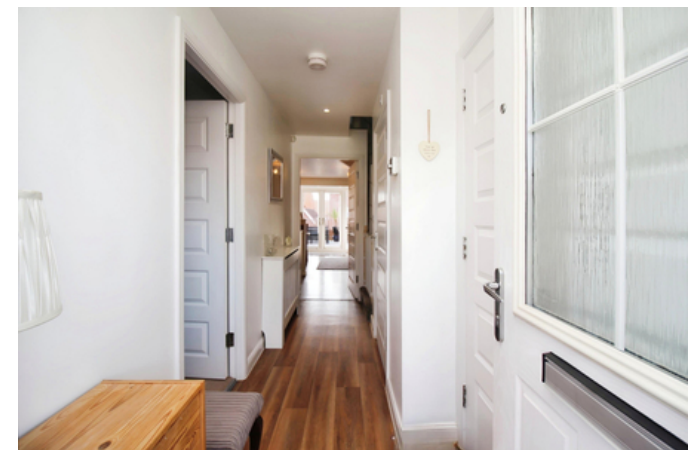
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£300,000



Key Features

- Three/Four Bedrooms
- Modern Semi Detached Home
- Three Storey Family Home
- Open Plan Living Kitchen Diner
- Main Bedroom With En-suite
- Driveway & Garage
- EPC rating B
- Freehold





POPULAR 'GLENFIELD PARK' DEVELOPMENT - Conveniently positioned for access to the M1, A46 and M69, fall in love with this contemporary 'Barratt Homes' constructed three storey three/ four bedroom semi detached home, perfect for first time buyers or families in search of a wealth of space. The plot allows for off street parking and a single garage to the side with lawned gardens to the rear. The well proportioned accommodation includes an entrance hall, WC, study/fourth bedroom and open plan living kitchen diner. On the first floor is a lounge and main bedroom with en-suite, and a further staircase rising to the bathroom and two further bedrooms. An internal inspection is essential to fully appreciate the size and condition of the accommodation on offer.

Accommodation

Front entrance door opens into the:

Entrance Hallway

Presented with wood effect flooring, there is a central heating radiator, useful storage cupboard, staircase rising to the first flooring and doors to all of the downstairs accommodation.

Ground Floor WC

Fitted with a two piece suite comprising a wc and wash hand basin.

Study/Playroom

With a window to the front elevation, carpet flooring and central heating radiator.

Open Plan Living Kitchen Diner

The heart of the home, a particular selling feature of the accommodation is the open plan living space consisting of a kitchen, comfortable sitting areas and space for formal dining. The kitchen is fitted with a modern range of wall mounted and base units with

complementary work surfaces over. Features include a built in oven, hob, extractor hood, 1.5 sink and drainer with mixer and space for appliances. With wood effect flooring, useful storage cupboard, central heating radiator and french doors open into the garden.

First Floor Landing

Giving access to the lounge and master bedroom, with a further staircase to the second floor, carpet flooring and central heating radiator.

Lounge

Enjoying two windows overlooking the front elevation, with carpet flooring, central heating radiator and TV point.

Bedroom One

A double room featuring two rear elevation windows, TV point, carpet flooring and central heating radiator.

En-suite Shower Room

Fitted with a modern three piece suite comprising a shower cubicle, wash hand basin and wc, with complementary tiling. Having an obscure side elevation window, fan, spotlighting and shaver point.

Second Floor Landing

Giving access to the bedrooms and bathroom.

Bedroom Two

A second double room offering a velux window to the rear elevation, with carpet flooring, TV point, central heating radiator, loft hatch and built in cupboard.

Bedroom Three

With two front elevation windows, carpet flooring, central heating radiator and useful storage cupboard.

Bathroom

Fitted with a modern three piece suite comprising a bath with shower over and screen, wash hand basin and wc, with complementary tiling. Having a central heating radiator, side elevation window, spotlighting and fan.

Outside

Driveway for 3/4 cars leading to a single garage. A





side gate to rear garden providing the perfect place for outdoor entertaining with steps leading down to a lawned area. There is also fencing to boundaries, outside lighting and sockets.

Garage

With light, power and an up and over door.

Tenure & Council Tax

We understand the property to be freehold with vacant possession upon completion. Blaby District Council - Tax Band C. Please be advised that when a property is sold, local authorities reserve the right to re-calculate the council tax band.

Viewing Arrangements

Viewings are strictly by appointment only.

Need Independent Mortgage Advice?

We are pleased to introduce the Mortgage Advice Bureau, who works with Newton Fallowell Estate Agents to provide our customers with expert mortgage advice. They have access to thousands of mortgages, including exclusive deals not available on the high street. Their advice is tailored to your circumstances, whether you're looking to take your first steps on the property ladder, moving home, or even investing in a buy-to-let property. They can help find the right mortgage for you and support your application every step of the way. To speak with our expert 'in branch' adviser, please contact our office.



Making an Offer

In line with current money laundering regulations, prospective buyers will be asked to provide us with photo I.D. (e.g. Passport, driving licence, bus pass etc) and proof of address (e.g. Current utility bill, bank statement etc). You will also be asked to provide us with proof of how you will be funding your purchase. Please note that when making an offer, if you are taking out a mortgage, you will also be asked to have a no obligation chat with our 'in branch' mortgage adviser to confirm your affordability. We ask for your cooperation in this matter as this information will be required before a sale can be agreed.

Agents Note

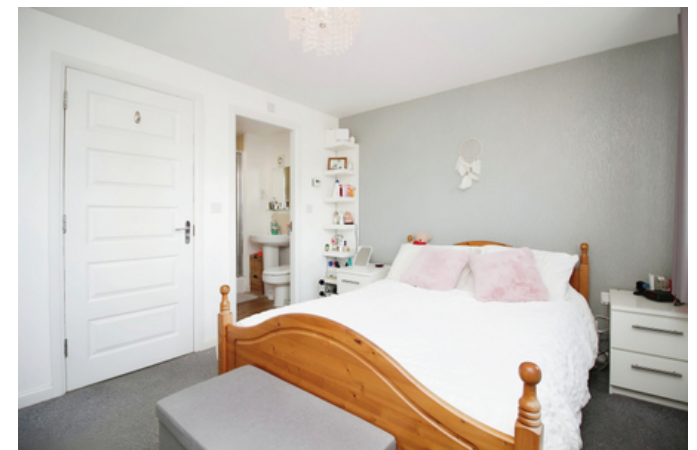
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Referrals

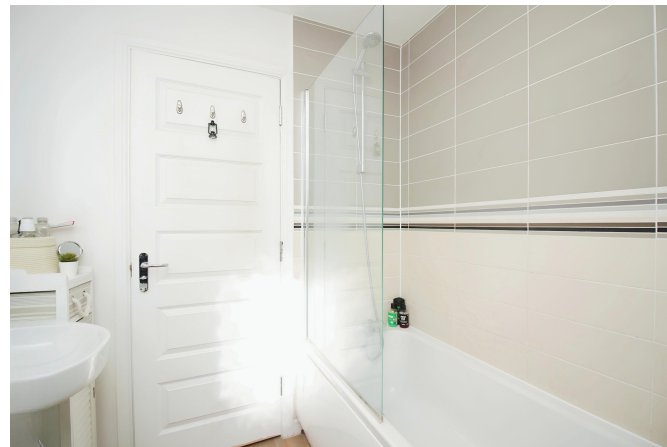
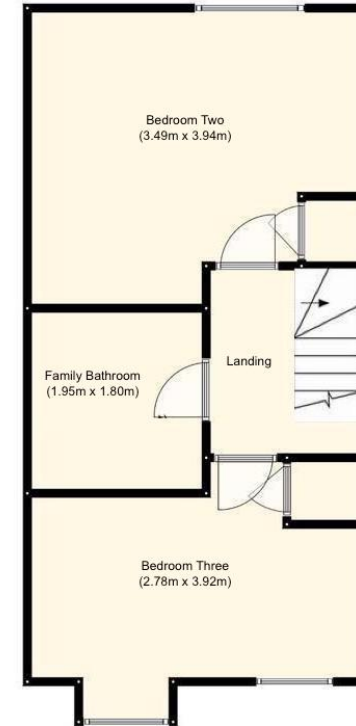
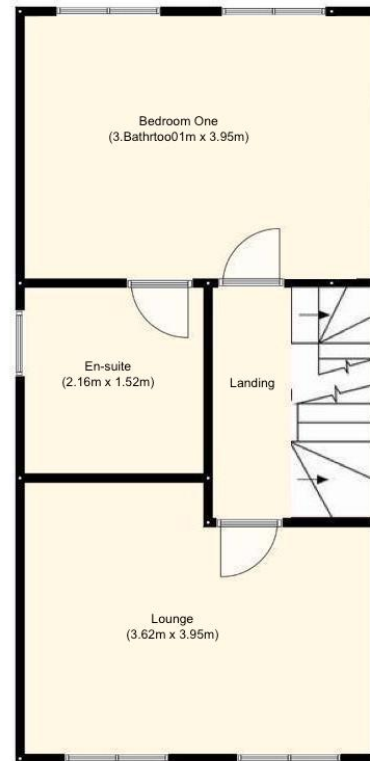
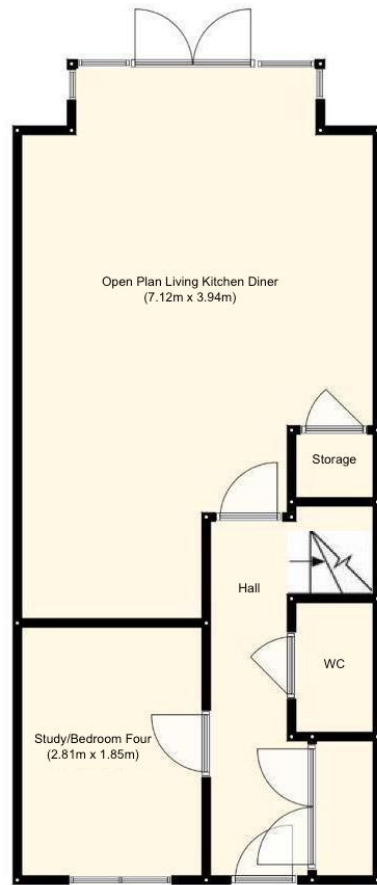
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Free Property Valuations

If you have a house to sell then we would love to provide you with a free no obligation valuation.









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