



Glenfield Road, Leicester, LE3



£325,000



Key Features

- Four Bedroom Semi Detached Home
- Popular Residential Location
- Loft Conversion Creating Larger Than Normal Bedroom
- Conservatory Extension & Downstairs WC
- Within Walking Distance to Local Schooling
- Ideally Located For Access to City Centre
- EPC rating TBC
- Freehold





TRADITIONAL FAMILY HOME! - Boasting a conservatory extension to the rear, fall in love with this much improved traditional four bedroomed bay fronted home perfect for growing families in search of a well proportioned accommodation across two floors with the added benefit of a loft conversion creating a larger than normal fourth bedroom. The gas centrally heated accommodation in more detail comprises of an entrance hall, living room with bay, full width kitchen diner, aforementioned conservatory, downstairs WC and store. The first floor offers three bedrooms and a bathroom, with a further staircase rising to the loft conversion. The plot offers parking to the front, with a lawned garden to the rear. Conveniently located for access into the city centre and situated within walking distance to local schooling, an immediate viewing comes highly recommended.

Ground Floor

Upon entry to the accommodation you step into the entrance hallway offering a staircase rising to the first floor and a useful storage cupboard under the stairs housing the central heating boiler. The living room enjoys an abundance of natural light provided by a walk in bay window to the front elevation. The full width kitchen diner is fitted with a range of wall mounted and base units with complementary work surfaces over, tiling, inset sink and drainer with flexi tap and space for appliances. With ample space for a dining table and chairs, doors give access to the conservatory extension providing extra downstairs living space with dual aspect glazing and doors to the garden. There is also access to a downstairs WC and useful store.

First & Second Floor

Stairs rise to the first floor which gives access to three bedrooms, two of which are comfortable doubles. Completing the first floor is the family bathroom fitted with a three piece suite comprising a bath with shower

over and screen, wash hand basin and WC. A further staircase rises to the loft conversion where a larger than normal bedroom can be found, presented with carpet flooring and offering spotlighting and a velux window.

Outside

The frontage consists of a driveway providing off road parking. Gated access then leads to the rear where a mainly laid to lawn garden can be found featuring a patio area adjacent to the accommodation perfect for outdoor entertaining as well as a decking area to the back offering further outdoor sitting areas.

Tenure & Council Tax

We understand the property to be freehold with vacant possession upon completion. Charnwood - Tax Band D. 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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. All photographs, measurements (width x length), floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. All services and appliances have not and will not be tested by Newton Fallowell. Lease details, service ground rent are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property. We retain the copyright.

Referrals

Newton Fallowell and our partners provide a range of services to our vendors and purchasers, although you are free to choose an alternative provider. We can refer you to Benjamin York at Chamelo to help with finances, we may receive a referral fee if you take out a mortgage through him. If you require a solicitor to handle your sale or purchase, we can refer you on to a panel of preferred providers and we will receive a referral fee should you decide to use them to sell or purchase a property. We can also refer you to a surveyor and energy assessor and we will receive a referral fee should you use their services. If you require more information regarding our referral programmes, please ask at our office.

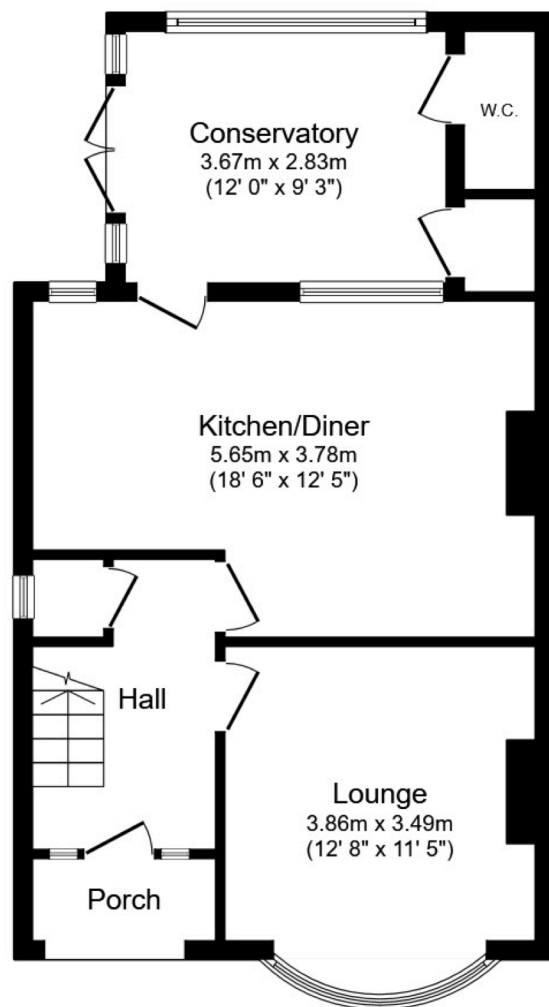
Free Property Valuations

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



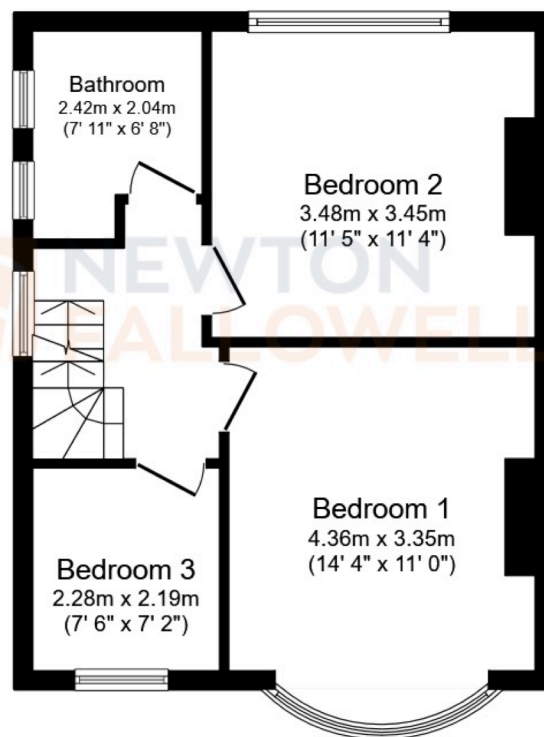






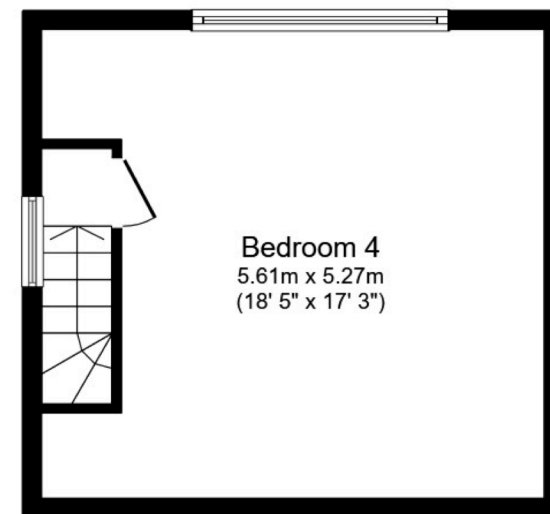
Ground Floor

Floor area 55.7 m² (599 sq.ft.)



First Floor

Floor area 41.7 m² (449 sq.ft.)



Second Floor

Floor area 29.8 m² (321 sq.ft.)

TOTAL: 127.2 m² (1,369 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

