



Loxley Road, Glenfield, LE3



£299,950



Key Features

- Two Double Bedrooms
- Detached Bungalow
- Desirable Location
- Upgraded Gas Central Heating Boiler (2022)
- Modern Fitted Shower Room
- Driveway & Single Garage
- EPC rating D
- Freehold





DESIRABLE LOCATION! - Enjoying the use of a particularly private larger than normal garden to the rear, Newton Fallowell are excited to offer those in search of single storey living a superb opportunity to acquire a well located bungalow within the desirable Glenfield area of Leicester LE3 being close to local bus routes, amenities and with convenient access to Glenfield village, Leicester City Centre and major road links. The plot offers car parking to front giving access to the single garage, with the internal accommodation offering an entrance hall, kitchen, lounge diner, conservatory, inner hall, two double bedrooms both with built in wardrobes and a modern fitted shower room. Benefiting from an upgraded gas central heating boiler (Fitted 2022), an early viewing is highly recommended.

Accommodation

A front door to the side opens into the:

Entrance Hall

Presented with wood flooring, the entrance hall offers space for your coats and shoes, with access to the kitchen and reception room.

Kitchen

Fitted with a range of wall mounted and base units with complementary roll edge work surfaces over and tiled splashbacks. Features include an inset sink and drainer with mixer tap, wall mounted central heating boiler (Fitted 2022) and space for appliances. There is also a window to the rear elevation.

Lounge Diner

Affording plenty of space for both comfortable sitting and formal dining, the reception room is presented with carpet flooring and is positioned around a central gas fireplace. With coving, central heating radiator, window to the side elevation and sliding doors leading to the:

Conservatory

A fantastic addition to the accommodation providing additional living space, with dual aspect glazing, ceiling fan, wood effect flooring and a door to the rear garden.

Inner Hall

Giving access to the bedrooms and shower room, with a hatch to the insulated loft space with a ladder, light and socket.

Bedroom One

A double room offering a window to the front elevation, with built in wardrobes, carpet flooring and a central heating radiator.

Bedroom Two

Another double room offering built in wardrobes, window to the front elevation, carpet flooring and a central heating radiator.

Shower Room

Re-fitted with a modern three piece suite comprising a shower cubicle, wash hand basin with storage beneath and wc, with complementary tiled surrounds. There is also spotlighting, heated towel rail and a window to the side elevation.

Outside

Occupying a desirable location, the plot firstly offers a lawned front garden with a paved driveway to the side providing off road parking and leading alongside the property to a single garage. Gated access leads to a larger than normal rear garden oozing a particularly private feel not overlooked from beyond. With a patio area adjacent to the accommodation, ideal for outdoor entertaining. With lawn, variety of shrubby and an outside tap.

Garage

With light, power and an electric door to the front.

Tenure & Council Tax

We understand the property to be freehold with vacant possession upon completion. Blaby District - 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 Benjamin York, who works with Newton Fallowell Estate Agents to provide our customers with expert mortgage advice. He has access to thousands of mortgages, including exclusive deals not available on the high street. His 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. He 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. 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



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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.







