



Glenfield Frith Drive, Glenfield, LE3



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£319,950



Key Features

- Three Well Proportioned Bedrooms
- Semi Detached Family Home
- Ground Floor WC
- Modern Fitted Bathroom With Four Piece Suite
- Sought After Location
- Available With No Upward Chain
- EPC rating C
- Freehold





MODERN INTERIOR! - Available with no upward chain, fall in love with this three bedroom semi detached home ideal for families and first time buyers. Benefiting from gas central heating and double glazing throughout, the layout includes an entrance hall, ground floor WC, lounge open with the modern fitted kitchen diner. Upstairs you will find three well proportioned bedrooms and a contemporary bathroom fitted with a four piece suite. The plot offers parking to the front with a garage and garden at the rear. Situated in the popular & thriving village of Glenfield and ideally located for swift access to schooling, shops and commuter links, the accommodation must be viewed in person to fully appreciate the size and condition of the accommodation on offer.

Ground Floor

Entering via a front entrance door, you will be greeted by an entrance hallway with access to the guest downstairs WC. A particular selling feature of the accommodation is the downstairs reception and kitchen space, enjoying a particular open plan feel perfect for those who love to entertain and families. The lounge is flooded with natural light via sliding doors which open to the garden. With carpet flooring and open access through to the kitchen diner fitted with a modern range of wall mounted and base units with complementary work surfaces over, inset 1.5 sink and drainer with mixer tap, built in oven, built in microwave, hob with good above, built in dishwasher and space for fridge freezer.

First Floor

Moving upstairs you will find three bedrooms, two of which are double rooms and the third being a larger than normal single room. The modern fitted bathroom completes the first floor and features a shower enclosure, bath, wash hand basin and WC, with complementary tiling.

Outside

You are first greeted by a lawned frontage with a

driveway to the side providing off road parking and leading alongside the property to a single detached garage. Gated access then leads to the mainly laid out lawn rear garden featuring a paved area adjacent to the accommodation ideal for outdoor sitting and entertaining.

Tenure & Council Tax

We understand the property to be freehold with vacant possession upon completion. Blaby - 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

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 MAB 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.

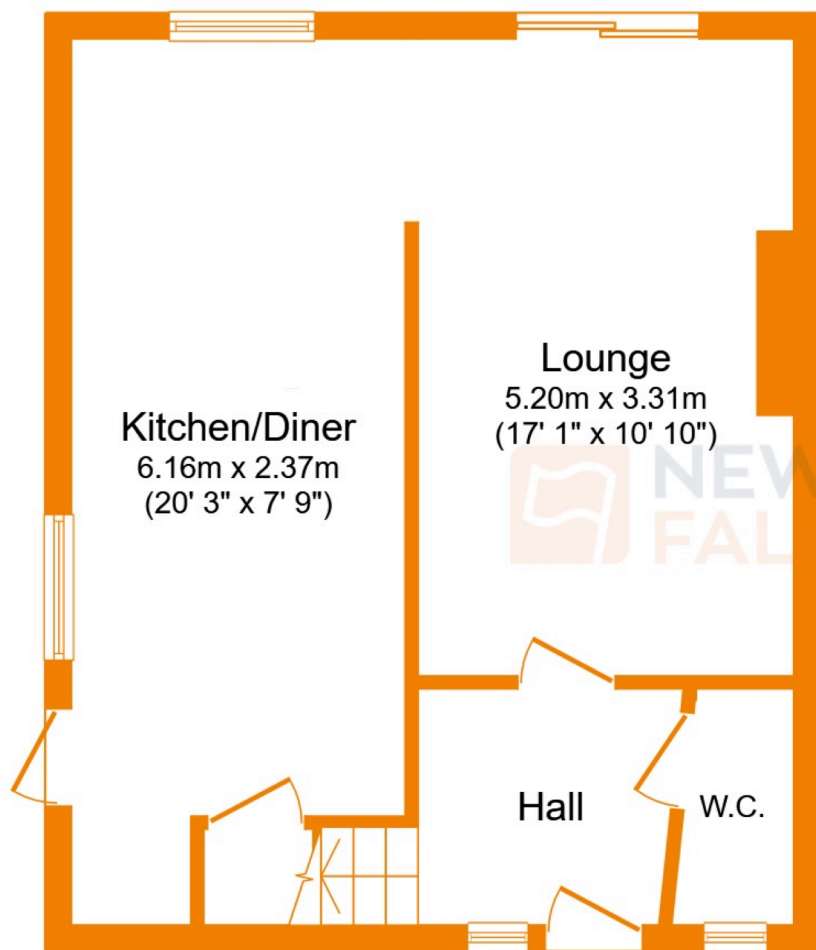
Free Property Valuations

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

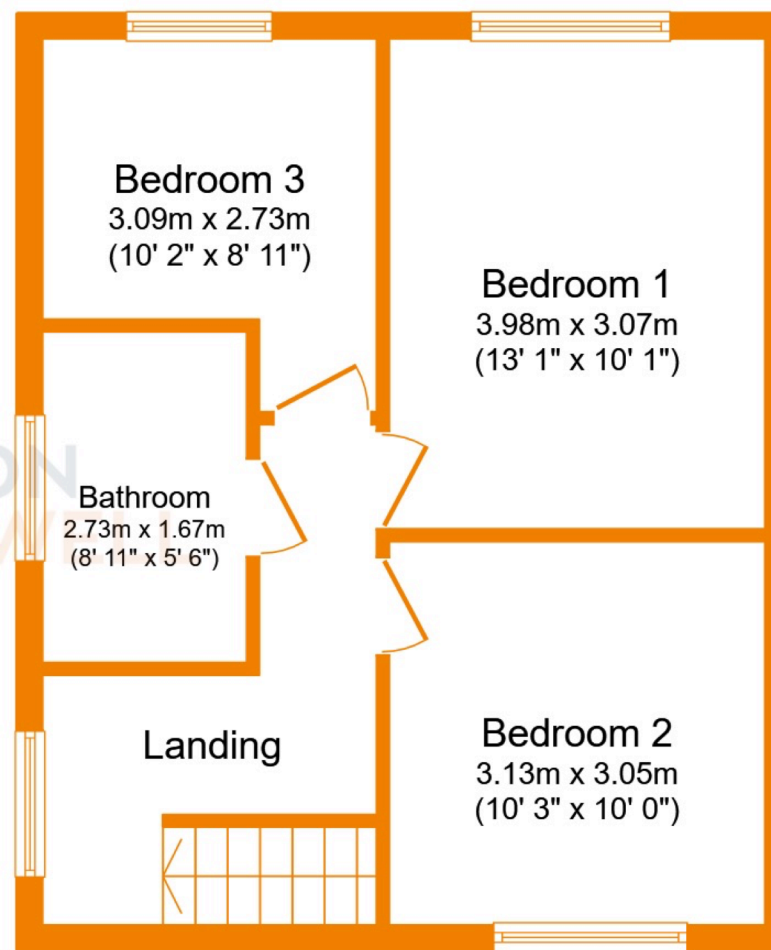








Ground Floor



First Floor

