



Glebelands Road, Glebelands,  
Leicester, LE4



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£250,000



## Key Features

- Two Well Proportioned Bedrooms
- Link Detached Home
- Set Back Along a Private Driveway
- Overlooking a Play Park & Situated Within Walking Distance to Local Schooling
- Off Road Parking
- Upgraded Central Heating Boiler (Fitted 2022)
- EPC rating D







NO UPWARD CHAIN! Enjoying a set back position along a private driveway shared with just four other properties, fall in love with this refurbished two bedroom link detached property boasting off road parking as well as a particularly private garden to the rear. Ideal for a first time buyer, buy to let investor or a young growing family, this home is ideally located for swift access to the motorways networks, local schooling and amenities offered by nearby villages including Birstall and Thurstaston. Benefiting from an upgraded central heating boiler fitted in 2022, the neutrally decorated layout in brief comprises an entrance hall, lounge and kitchen. To the first floor there are two full width bedrooms and a modern fitted family bathroom. Located on the ever popular Glebelands development, an internal viewing is strongly recommended. EPC D.

### Ground Floor

Upon entry to the accommodation you step into the entrance lobby offering a carpeted staircase rising to the first floor and a door leading through to a neutrally decorated reception room enjoying natural light provided by a double glazed window to the front elevation. A door leads through to the full width kitchen fitted with a range of wall mounted and base units with complementary roll edge work surfaces over and tiled splashbacks. Features include a built in 'Indesit' oven, four ring gas hob with extraction hood above, inset sink and drainer with mixer tap, concealed central heating boiler (Fitted in 2022) and space for appliances.

### First Floor

Moving up to the first floor, the landing provides access to two well proportioned bedrooms, both expanding the full width of the property and presented with neutral decor. A modern bathroom completes the first floor and is fitted with a three piece suite comprising a

bath with shower over and screen, wash hand basin and WC, with complementary tiling, heated towel rail and a window to the side elevation.

### Outside

Situated on the ever popular Glebelands development on the outskirts of Leicester, the plot is situated along a private driveway shared with four other properties and firstly offers a small front garden with driveway adjacent providing off road parking. Gated access leads to the rear where a mainly laid to lawn garden can be found featuring a patio area adjacent to the accommodation ideal for outdoor entertaining. With fencing and outside tap.

### 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



## First Floor





