

Offers over £290,000



This unique three bedroom house that resides within this highly regarded part of Glenfield offers a variety of options for further development (subject to planning) with its extensive garden. A property built with character benefits internally an Entrance Hall, Living/Dining Room, Kitchen, Conservatory. First Floor Landing with Three Bedrooms and a generously sized Bathroom. There is as mentioned a generously sized garden to the rear and off road parking from the front that leads to a Garage. PLEASE CALL 0116 236 7000 FOR FURTHER INFORMATION.

#### ENTRANCE PORCH

Having a window to the side and door to:

#### ENTRANCE HALL

There are stairs that lead to the first floor landing, window to the front aspect, radiator, power points and doors to:

#### WC

Comprising a low level WC, Wash hand basin and a Window to the front aspect.

#### LIVING ROOM

16'7 - 13' x 14'7 (5.05m - 3.96m x 4.45m)

Benefiting from windows to the rear and side aspects, radiator, power points and a TV point.

#### KITCHEN

19'6 - 9'10 x 11'6 - 3'2 (5.94m - 3.00m x 3.51m - 0.97m)

With a range of wall and base units having work surfaces, sink with mixer tap, window to the rear and front aspects, power points and door to:

#### CONSERVATORY

Having windows to the rear and side aspects and door to the rear garden.

#### FIRST FLOOR LANDING

Having doors to:

#### MAIN BEDROOM

14'7 - 12'11 x 13' (4.45m - 3.94m x 3.96m)

Benefiting from a window to the rear and side aspects, radiator and power points.

#### SECOND BEDROOM

11'6 x 10'2 (3.51m x 3.10m)

Having a window to the rear aspect, radiator and power points.





### THIRD BEDROOM

9'1 x 8'3 (2.77m x 2.51m)

Having a window to the front aspect, radiator, power points and a loft access.

### BATHROOM

Comprising a low level WC, Wash hand basin, Bath, Complimentary tiling, Window to the front aspect and a Radiator.

### GARDEN

This lovely garden is not only extensive but also enjoys established and eye catching flowers, shrubs and fruit trees including pear, apple and plumbs. There is also a greenhouse and two sheds.

### PARKING

From the front there is off road parking that leads to:

### GARAGE

Benefiting an up and over door.

### GLENFIELD

The sought-after suburb of Glenfield is situated just outside the City of Leicester boundary, to the north-west, and is well known for its popularity in terms of convenience for ease of access to the Leicester City centre and all the excellent amenities therein, as well as the market towns of Hinckley, Market Bosworth, Ashby-de-la-Zouch, Coalville, Loughborough and Melton Mowbray, the adjoining Charnwood and New National Forests with their many scenic country walks and golf courses, the East Midlands International Airport at Castle Donington and the A46\M1\M69 major road network for travel north, south and west.

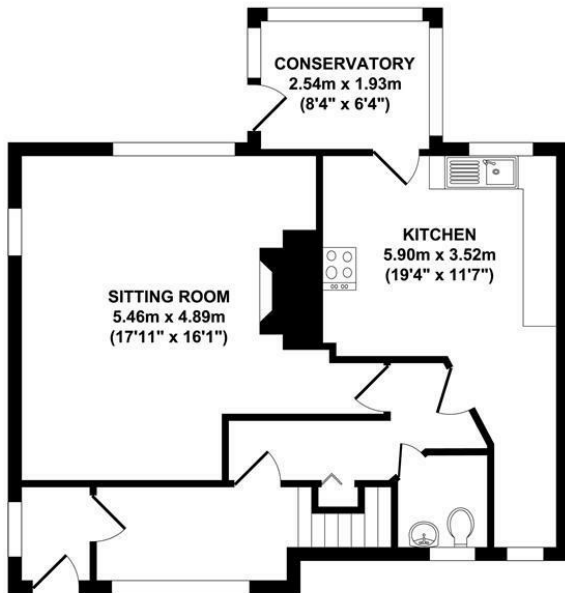
Glenfield also offers major employment opportunities at County Hall and the Glenfield Hospital specifically and enjoys good local amenities including shopping for day-to-day needs, schooling

(the property lies within the catchment area for the Hall Primary School - 'good' last 'Ofsted Report' & Glenfield Primary School - 'good' last 'Ofsted report'), recreational amenities and regular bus services to the Leicester City centre.

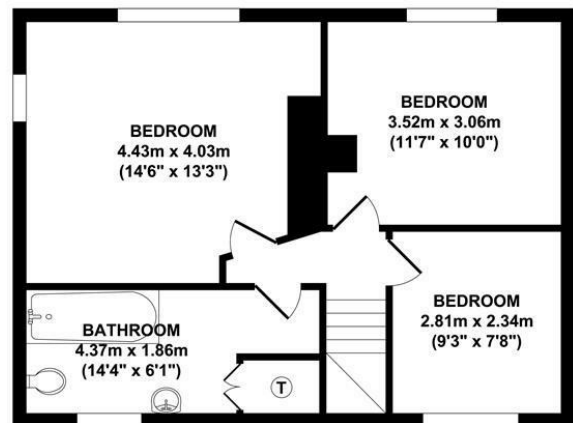


# 69 Station Road

KEY :  
T = TANK



GROUND FLOOR



FIRST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services systems and appliance shown have not been tested and no guarantee as to their operability or efficiency can be given.

