



- GENEROUSLY SIZED REAR GARDEN
- IN NEED OF MODERNISATION
- CUL DE SAC
- FANTASTIC LINKS TO MAJOR ROAD AND MOTORWAY
- OFF ROAD PARKING
- PRIME LOCATION IN GLENFIELD
- POTENTIAL FOR EXTENSION (SUBJECT TO PLANNING)
- COUNCIL TAX BAND - C

Asking price £249,950

<https://www.judgeestateagents.co.uk>



Located within this highly regarded, cul de sac position in Glenfield comes offered for sale this two bedroom bungalow. Ready for the next purchaser to 'add their own touch' with re development (Subject to necessary planning) this lovely opportunity benefits accomodation comprising an Entrance Hall, Living Room, Kitchen, Bathroom, Rear Porch, Lounge, Two Bedrooms as well as an extensive rear garden and off road parking from the front aspect. The vendor has advised us the property is detached and only joined to the neighbours property through rendering however we would encourage further confirmation needed. Please see current owner's plans for extension or internal improvement. PLEASE VIEW OUR TOURS FOR MORE DETAIL.

ENTRANCE HALL

There are doors to:

LIVING ROOM

12'11 into bay x 15'11 - 14'8 (3.94m into bay x 4.85m - 4.47m)

Benefiting from a bay fronted window, power points, TV point, fire with feature surround and fitted cupboards.

LOUNGE/BEDROOM

13'11 x 10'5 (4.24m x 3.18m)

There are windows to the front and side aspects, power points, TV point and fire with feature surround.

KITCHEN

8'3 x 5' (2.51m x 1.52m)

Having wall and base units, sink, power points, pantry, window and door to the rear porch that is home to access to a low level WC, window and door to the side aspect (Door leading to the garden) and from the Kitchen area there is a sliding door to:

BATHROOM

Comprising a low level Bath and Wash hand basin with Complimentary tiling.

BEDROOM

10'6 x 10'5 (3.20m x 3.18m)

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

BEDROOM

10'5 x 9'8 maximum (3.18m x 2.95m maximum)

With a window to the rear aspect, power points and fitted wardrobes.

REAR GARDEN

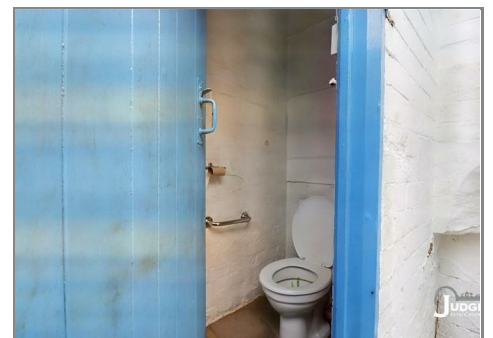
An eye-catching garden with a great number and variety of shrubs, plants, flowers and trees. The garden stretches a generous amount to the rear and also has access to a Shed.

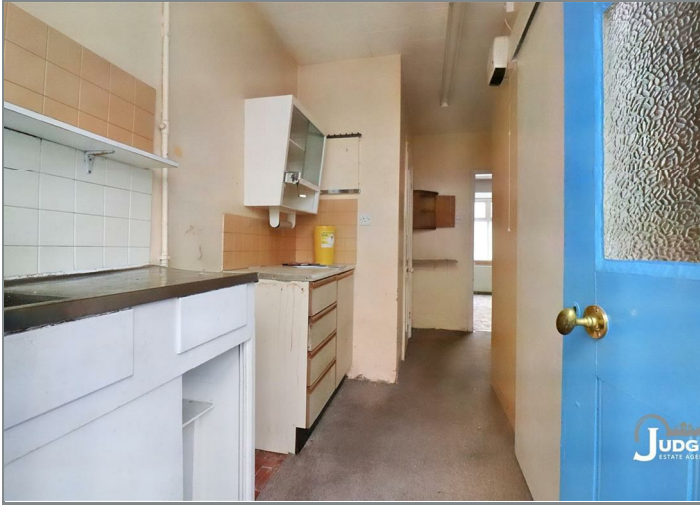
PARKING

From the front there is off road parking.

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\1\1\69 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.

VIEWINGS

We always like any potential purchaser to follow our four steps

- 1) Read property description
- 2) Look at Floorplan
- 3) Watch our virtual viewing video
- 4) Please provide and assist proof of affordability

After these stages, we are happy to arrange a viewing suitable to both purchaser and vendor.

MEASUREMENTS

Every care has been taken to reflect the true dimensions of this property but they should be treated as approximate and for general guidance only.

1. MONEY LAUNDERING REGULATIONS: Intending

purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

3. The measurements indicated are supplied for guidance only and as such must be considered incorrect.

4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT





Ground Floor

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Snappy 360.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		45	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

