



12 GLENVILLE AVENUE, GLENFIELD, LEICESTER,  
LE3 8BE

ASKING PRICE  
£244,950

# 12 GLENVILLE AVENUE, GLENFIELD, LEICESTER, LE3 8BE

## £244,950 FREEHOLD



### ENTRANCE HALL

There are doors to:

### LIVING ROOM

12'11 into bay x 15'11 - 14'8

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

### LOUNGE/BEDROOM

13'11 x 10'5

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

### KITCHEN

8'3 x 5'

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

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

### BEDROOM

10'5 x 9'8 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\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.

## 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

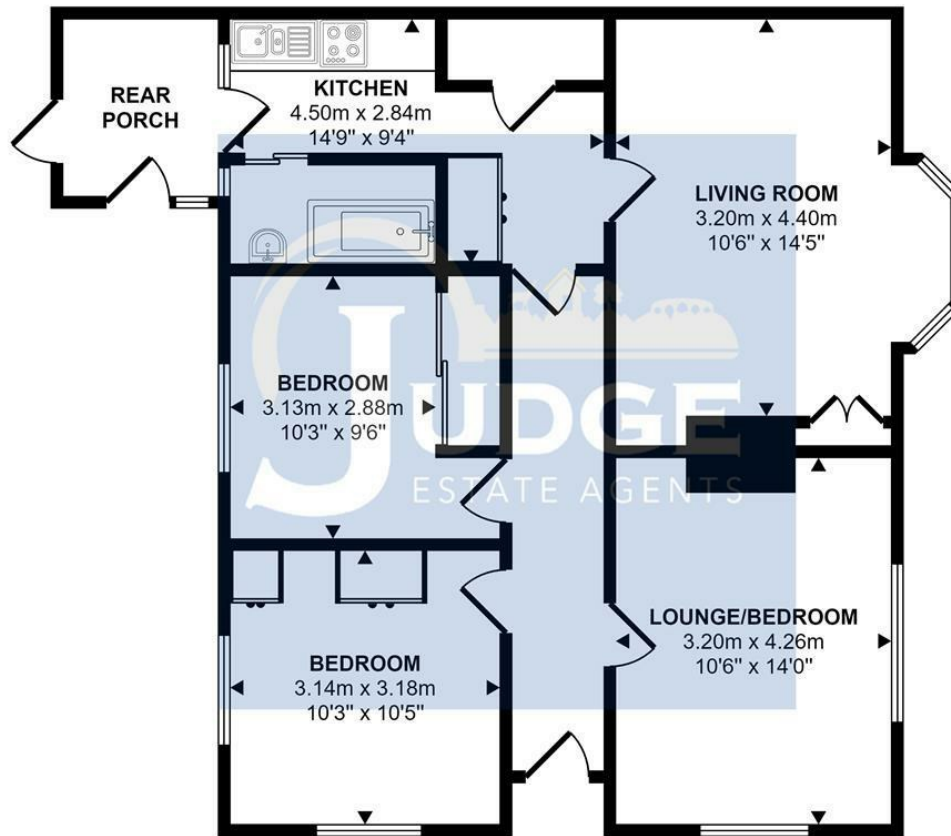
Every care has been taken to reflect the true dimensions of this property but they should be treated as approximate and for general guidance only.

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 DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER JUDGE ESTATE AGENTS LIMITED NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY

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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 Made Snappy 360.

Viewings strictly by  
appointment via Judge  
Estate Agents

#### Contact

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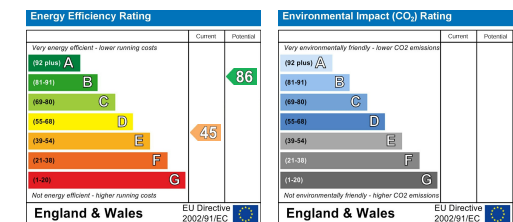
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#### Office Hours

Monday - Friday 9am-5pm  
Saturday - 10am - 2pm

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PROUD TO SELL HOMES IN THE VILLAGES WE LIVE IN AND LOVE

