



- FOUR BEDROOM DETACHED HOUSE
- GROUND FLOOR WC
- IDEAL FAMILY HOME
- HIGHLY SOUGHT AFTER LOCATION

- OFF ROAD PARKING AND GARAGE
- EN-SUITE TO PRIMARY BEDROOM
- CONSERVATORY
- COUNCIL TAX BAND - D

Price guide £390,000



Located within this popular and sought after part of Glenfield comes offered for sale this ideal family home, a four bedroom detached house that is ready for the next owner to add 'their own touch to' in brief benefits from Entrance Hall, Living Room, Dining Room, Conservatory, Kitchen, Utility, WC, First Floor Landing, Four Bedrooms with an En-Suite to the Primary Bedroom and a Family Bathroom. There is a well established rear garden and from the front there is off road parking that leads to the integral Garage. PLEASE VIEW OUR VIRTUAL TOURS FOR MORE DETAIL.

ENTRANCE HALL

There are stairs that lead to the first floor landing, radiator and a door to the:

LIVING ROOM

17'8 x 12'9 (5.38m x 3.89m)

Benefiting from a bay fronted window, radiator, power points, TV point, a door to the Kitchen and French doors leading through to:

DINING ROOM

10'5 x 7'6 (3.18m x 2.29m)

Having a radiator, power points and Conservatory doors to:

CONSERVATORY

11'5 x 9'10 (3.48m x 3.00m)

With windows to the rear and side aspects, power points and patio doors to the rear garden.

KITCHEN

10'6 x 9'7 (3.20m x 2.92m)

Having a range of wall and base units with work surfaces, sink with a mixer tap and drainer, plumbing for dishwasher, integral oven, grill, hob with extractor, under stairs cupboard, window to the rear aspect, radiator, power points and access through to:

UTILITY

There are base units with work surface, sink, plumbing for a washing machine, space for tumble dryer, for power points, door to the Garage, window to the rear aspect, door to the side of the property and a door to:

WC

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

FIRST FLOOR LANDING

Having an airing cupboard, radiator, loft access and doors that lead to:





PRIMARY BEDROOM

11'11 x 11'1 - 10'7 (3.63m x 3.38m - 3.23m)

Benefiting from a window to the front aspect, radiator, power points, fitted wardrobes and a door to:

EN-SUITE

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

BEDROOM

11'10 x 9'1 (3.61m x 2.77m)

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

BEDROOM

10'7 x 8'8 - 8'7 (3.23m x 2.64m - 2.62m)

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

BEDROOM

9'1 x 8'6 (2.77m x 2.59m)

With a window to the front aspect, radiator and power points.

BATHROOM

Comprising a low level WC, Wash hand basin, Bath with a Shower over, Complimentary tiling, Radiator and a Window to the rear aspect.

REAR GARDEN

There is a patio that leads to a laid to lawn garden with borders home to a variety of shrubs, plants and trees. There is also a Shed.

PARKING

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

GARAGE

17'6 x 8'1 (5.33m x 2.46m)

Benefiting from an up and over door and the facilities of both power and lighting.

GLENFIELD

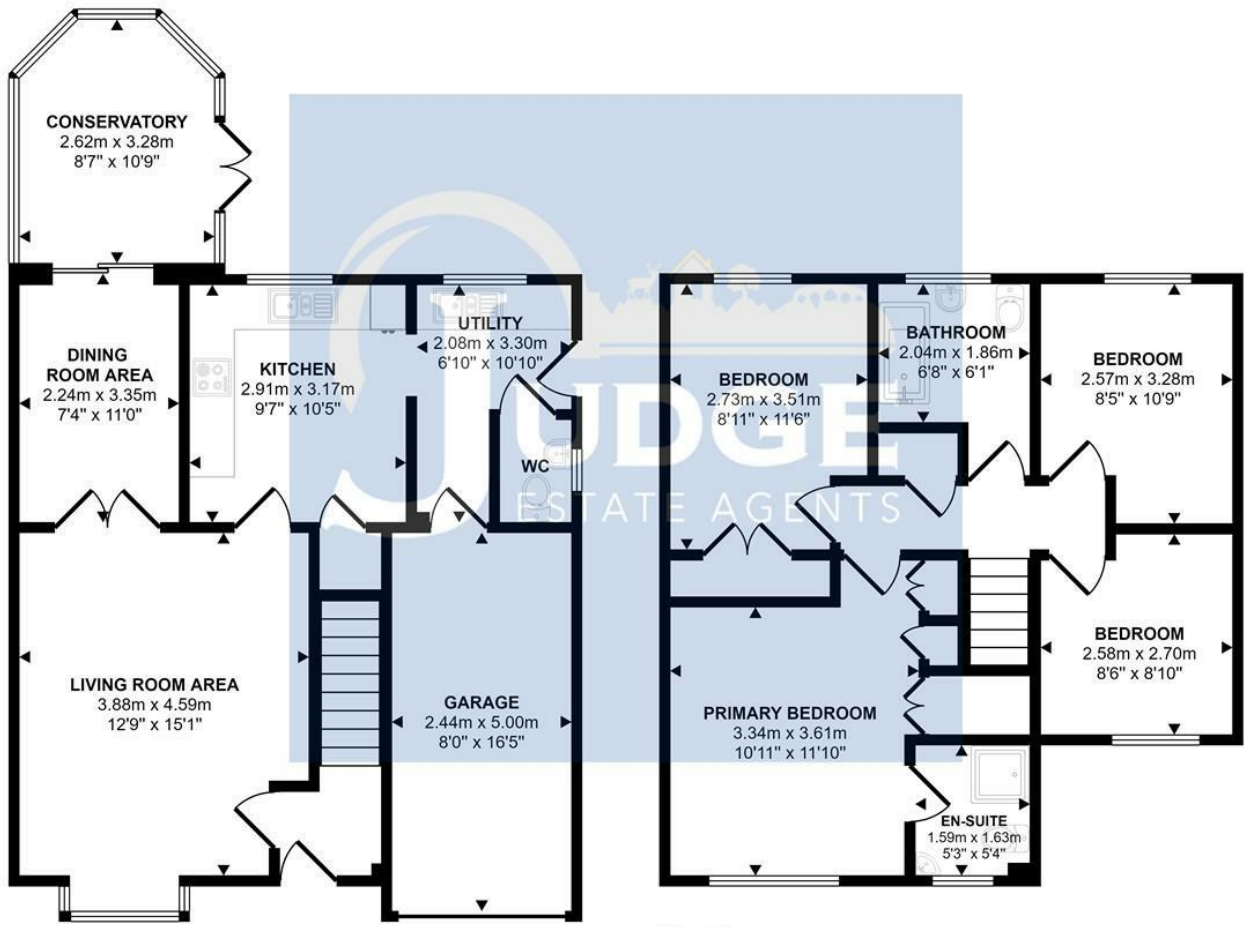
The sought-after suburb of Glenfield is situated just outside the City of Leicester boundary, to the north-west, and is well known for its popularity in terms of convenience for ease of

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.



Approx Gross Internal Area
125 sq m / 1344 sq ft



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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		66	
(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			84
(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	



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