



- THREE BEDROOM DETACHED BUNGALOW
- GENEROUS PLOT WITHIN CUL-DE-SAC
- UTILITY
- GREAT LINKS FOR MOTORWAY AND CITY

- DETACHED DOUBLE GARAGE
- NO UPWARD CHAIN
- EN-SUITE BEDROOM
- COUNCIL TAX BAND - D

Asking price £400,000

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



This spacious and modern three bedroom detached bungalow with double garage occupies a very good sized plot at the end of this small and well designed modern development. Offered for sale with the benefit of an Entrance Hall, Living Room, Kitchen/Breakfast, Utility, WC, Three Bedrooms, En-Suite to the Primary Bedroom and a Main Bathroom. The property enjoys a patio to the rear that appreciates an extensive tiered lawn garden and from the front, a raised laid to lawn garden as well as ample off road parking and sizable detached double Garage. PLEASE VIEW OUR VIRTUAL TOURS FOR MORE DETAIL.

ENTRANCE HALL

Having a radiator, power points, loft access, fitted cupboard and doors that lead to:

LIVING ROOM

14'11 x 11'9 (4.55m x 3.58m)

Benefiting from window and patio doors to the rear aspect, radiator and a fire with feature surround.

KITCHEN/BREAKFAST

14'4 x 9'8 (4.37m x 2.95m)

Having a range of wall and base units with work surfaces, sink with mixer tap and drainer, integral fridge/freezer, the hob and oven would require attention and may need replacing, window to the front aspect, radiator, power points and door the leads to:

UTILITY

9'10 x 5'10 (3.00m x 1.78m)

Having wall and base units with work surface, sink with mixer tap, window to the front aspect, sink with a mixer tap, plumbing for a washing machine, power points, radiator, door to the side aspect and door to:

WC

Comprising a low level WC, Wash hand basin and a window to the rear aspect.

PRIMARY BEDROOM

11'11 x 10'7 (3.63m x 3.23m)

Benefiting from a window to the rear 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 rear aspect.

BEDROOM

9'9 x 9'7 (2.97m x 2.92m)

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

BEDROOM

7'10 x 7'1 (2.39m x 2.16m)

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





BATHROOM

7' x 5'10 (2.13m x 1.78m)

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

REAR GARDEN

A good sized garden with a patio that then steps down to a mainly laid to lawn garden enjoying a variety of mature trees.

FRONT GARDEN

There is a raised laid to lawn garden to the side of the Garage that can be accessed from the rear of the Garage.

PARKING

There is ample off road parking that leads to:

DOUBLE GARAGE

22'5 x 18'1 (6.83m x 5.51m)

Benefiting from an electric door, power and lighting.

LOCATION

Situated in a cul de sac in this popular residential area of Leicester and being ideally located for an excellent array of amenities including local shops, schools and supermarkets. Also having good transport links with the ring road a short distance away which offers direct access to Leicester's motorway connections. Glenfield hospital, County Hall and Leicester city centre are all within easy reach of the property.

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

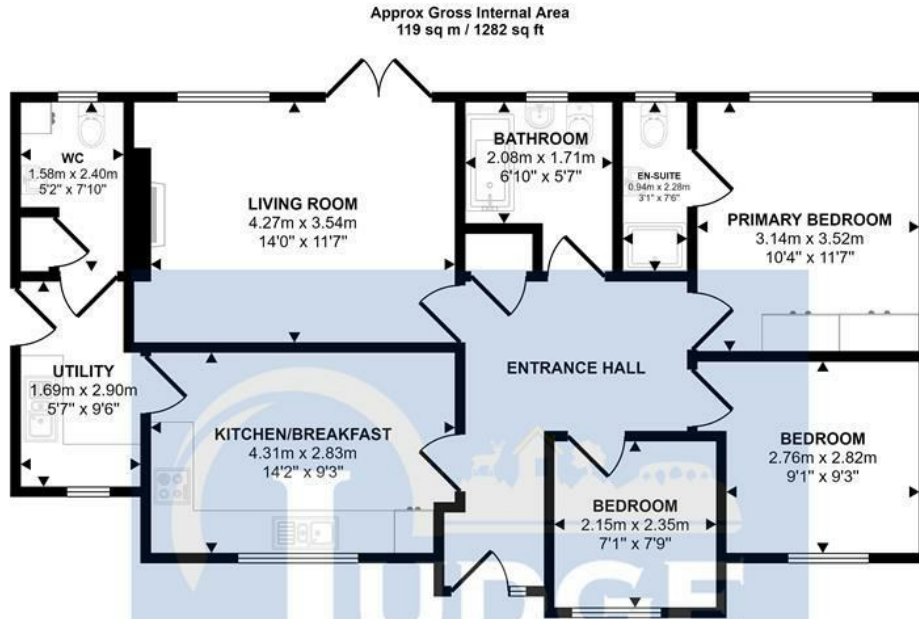
Every care has been taken to reflect the true dimensions of this property but they should be treated as approximate and for general guidance only.

MONEY LAUNDERING

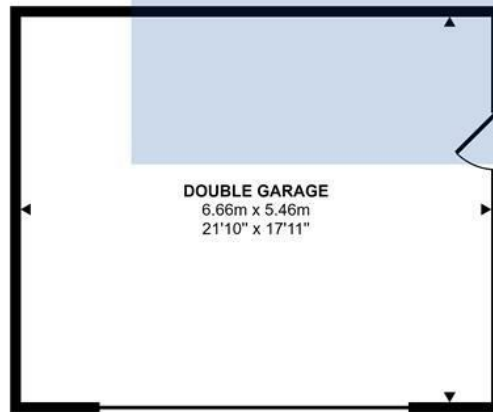
In line with current money laundering regulations, prospective buyers will be asked to provide us with photo I.D. (e.g. Passport, driving licence, bus pass etc) and proof of address (e.g. Current utility bill, bank statement etc). We ask for your cooperation in this matter as this information will be required before a sale can be agreed.

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your cooperation in order that there will be no delay in agreeing the sale.





Floorplan
Approx 83 sq m / 891 sq ft



Garage
Approx 36 sq m / 392 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 | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (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 | |

