



- FOUR BEDROOM EXTENDED DETACHED HOUSE
- OPEN PLAN KITCHEN/DINING/LOUNGE
- EXCELLENT LOCAL AMENITIES
- GROUND FLOOR WC
- CUL-DE-SAC POSITION
- COUNCIL TAX BAND - D

Price guide £395,000



Situated within this desirable part of Glenfield comes offered for sale this well presented and extended four bedroom detached house. An ideal family home positioned upon a Cul-De-Sac that in brief benefits an Entrance Hall, WC, Living Room, Kitchen/Dining/Lounge, Utility, Pantry, First Floor Landing, Four Bedrooms and a Bathroom. To the rear there is a well established, tiered garden and from the front there is ample off road parking that leads to a Garage. PLEASE VIEW OUR VIRTUAL TOURS FOR MORE DETAIL.

#### ENTRANCE HALL

There are stairs leading to the first floor landing and doors leading to:

#### LIVING ROOM

14'6" x 10'8" (4.42m x 3.25m)

Benefiting from a bow fronted window, radiator, power points, TV point and a feature surround. Please note the vendor has advised the fire is in need of replacement.

#### WC

Comprising a low level WC and Wash hand basin.

#### KITCHEN AREA

18' x 12'8" (5.49m x 3.86m)

There are a range of wall and base units with work surfaces, sink with a mixer tap, range oven with extractor, Breakfast Bar, power points, door to the Utility. The Kitchen area flows through to:

#### DINING/LOUNGE AREA

17'2" x 10' (5.23m x 3.05m)

With Velux windows, Radiators, power points, Window to the side aspect and Bi-Folding doors to the rear aspect.

#### UTILITY

9'5" x 6'6" (2.87m x 1.98m)

Having a door that leads to the rear garden, power points, wall and base units with work surfaces, sink with mixer tap, plumbing for a washing machine, radiator and a door to the Walk in Pantry.

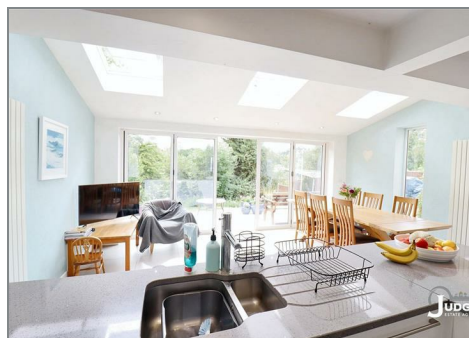
#### FIRST FLOOR LANDING

With a cupboard and doors leading to:

#### PRIMARY BEDROOM

14'1" x 11'7" (4.29m x 3.53m)

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





**BEDROOM**

10'3 x 10'1 (3.12m x 3.07m)

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

**BEDROOM**

12'4 x 8' (3.76m x 2.44m)

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

**FOURTH BEDROOM**

7'2 x 6'6 (2.18m x 1.98m)

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

**BATHROOM**

8' x 6'2 (2.44m x 1.88m)

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



**REAR GARDEN**

A well maintained and established garden with a patio and decked area leading to the mainly laid to lawn garden tiered down to the rear. There are borders home to a number of shrubs and plants as well as side access to the front of the property.

**PARKING**

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

**GARAGE**

Benefiting from 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.

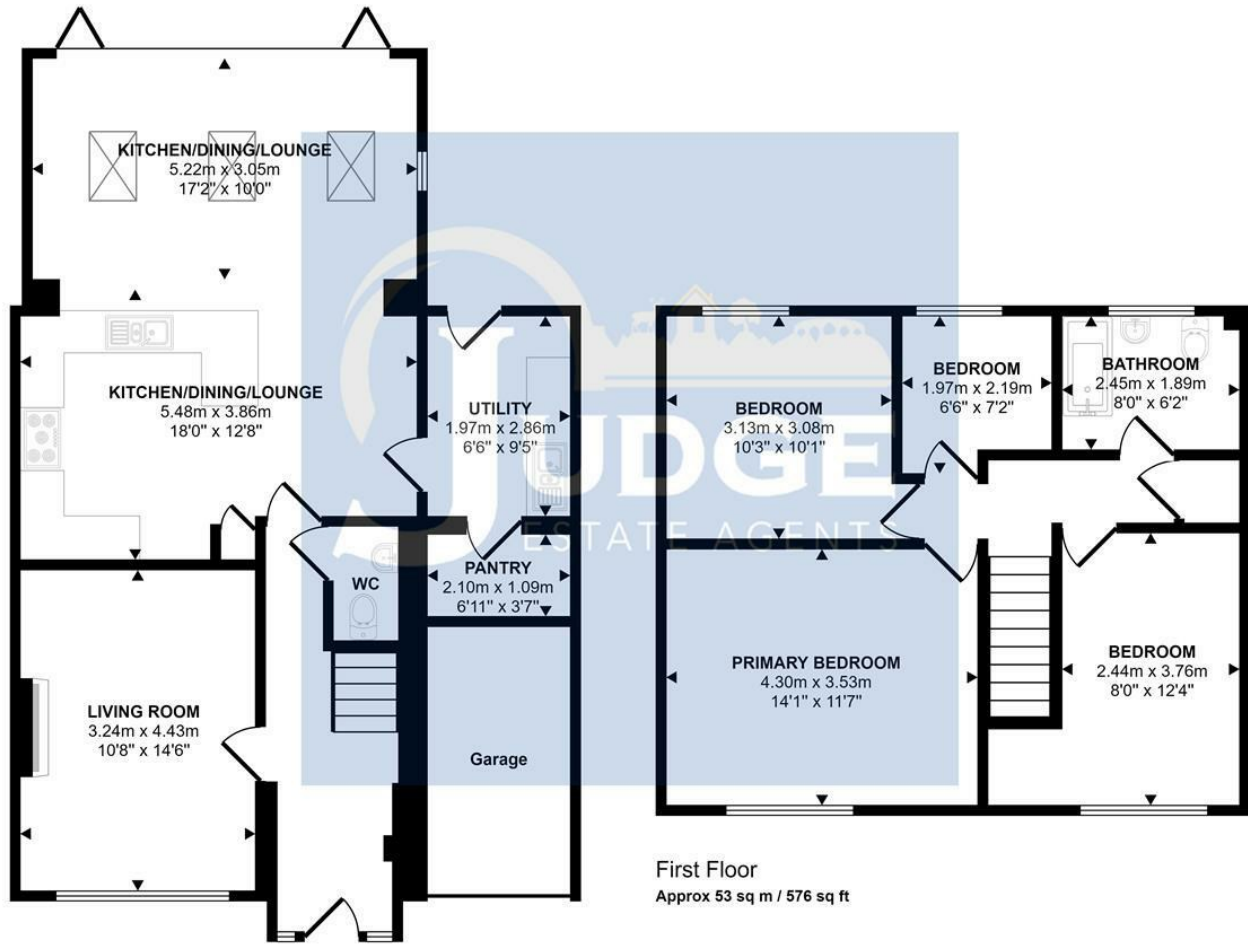
**VIEWINGS**

We always like any potential purchaser to follow our four steps

- 1) Read property description



Approx Gross Internal Area  
134 sq m / 1443 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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

