



72 STAMFORD STREET, GLENFIELD,  
LEICESTERSHIRE, LE3 8DL

ASKING PRICE £312,000

# 72 STAMFORD STREET, GLENFIELD, LEICESTERSHIRE, LE3 8DL

## £312,000 FREEHOLD



### ENTRANCE HALL

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

### LIVING ROOM

14'6 x 11'4

Having a bay fronted window, radiator, power points, TV point, Oak flooring and fire with feature surround.

### DINING ROOM

11'11 x 11'6

Benefiting from a window to the front aspect, radiator, power points, fire with feature surround, Oak flooring, patio doors to the rear aspect and a door to:

### KITCHEN

11'1 x 8'11

This beautiful cottage style Kitchen appreciates a Wall and Base units with wood work surfaces, Oak flooring, Belfast style Sink with mixer tap, Pantry, Range Oven with brick feature, Dishwasher, Washing machine, Smeg fridge/freezer, Window and Barn style door to the side aspect, power points and doors to:

### BATHROOM

Comprising a low level WC, Wash hand basin, Walk in Shower, Free Standing Bath, Complimentary tiling and a Frosted window to the rear aspect.

### CONSERVATORY

15'4 x 9'4

Benefiting from windows to the rear and side aspects, power points and a door to the rear garden.

### FIRST FLOOR LANDING

There are doors to:

### BEDROOM

12' x 11'5

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

### EN-SUITE

Comprising a low level WC, Wash hand basin, Free Standing Bath, Walk in Shower, Window to the rear aspect, Radiator and Complimentary tiling.

### BEDROOM

12' x 10'2

Having a window to the front aspect, radiator, feature surround, power points and fitted wardrobes.

### BEDROOM

9' - 8'7 x 7'4

With a window to the side aspect, radiator, power points and door to:

### EN-SUITE

Comprising a low level WC, Wash hand basin, Walk in Shower, Complimentary tiling and a Heated towel rail.

### REAR GARDEN

A beautiful and social garden with paved seating areas that then offer steps up to a bordered and laid to lawn garden surrounded by shrubs, plants and trees.



## PARKING

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

## GARAGE

23'6 x 8'

Having an up and over door.

## GLENFIELD

Located within this popular location comes offered for sale this detached and unique three bedroom home. A lovely property that has catchment for reputable schooling as well as being well located for access to the major roads and motorways. A property that is ready for the next purchaser to 'add their own touch' briefly benefits from an Entrance Porch, Reception Room, Entrance Hall, Snug, Kitchen, Living Room, Conservatory, First Floor Landing, Three Bedrooms and a Shower room. There is an attractive, eye-catching rear garden and from the front there is ample off road parking.

## 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.

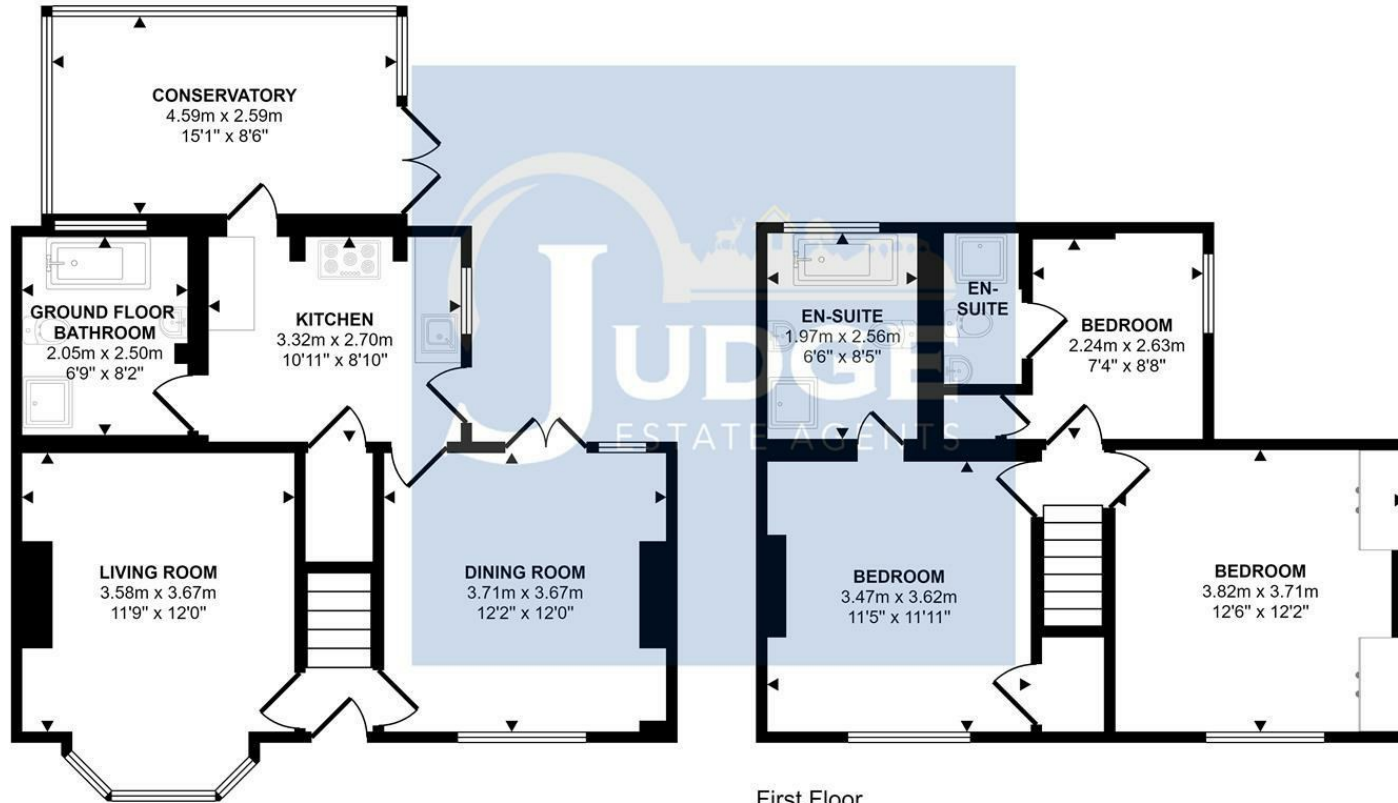
## MEASUREMENTS

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 REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.



Approx Gross Internal Area  
109 sq m / 1177 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.

Viewings strictly by  
appointment via Judge  
Estate Agents

**Contact**

13 The Nook  
Anstey  
Leicester  
Leicestershire  
LE7 7AZ

sales@judgeestateagents.co.uk

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

0116 236 7000



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
82	82		
<p>Very energy efficient - lower running costs</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not energy efficient - higher running costs</p>		<p>Very environmentally friendly - lower CO<sub>2</sub> emissions</p> <p>(02 plus) <b>A</b></p> <p>(01-01) <b>B</b></p> <p>(00-00) <b>C</b></p> <p>(00-00) <b>D</b></p> <p>(00-00) <b>E</b></p> <p>(00-00) <b>F</b></p> <p>(00-00) <b>G</b></p> <p>Not environmentally friendly - higher CO<sub>2</sub> emissions</p>	
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	

WE ARE NOT ONLY YOUR LOCAL ESTATE AGENT, WE ARE ALSO YOUR NEIGHBOUR

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

