



- THREE BEDROOM SEMI-DETACHED HOUSE
- OFF ROAD PARKING
- GENEROUSLY SIZED ESTABLISHED REAR GARDEN
- 4.6 MILES TO LEICESTER CITY CENTRE

- READY FOR NEXT PURCHASER TO ADD OWN TOUCH
- GARAGE
- IDEALLY LOCATED FOR ACCESS TO MOTORWAY AND MAJOR ROADS
- COUNCIL TAX BAND - C

Offers over £258,000

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



Within a non estate location whilst also being conveniently placed for access to major road and motorway links comes offered for sale this three bedroom bay fronted semi-detached house. A lovely opportunity to purchase a property ready for the next owner to transform into 'their home' in need of modernisation in brief benefits from an Entrance Hall, Living Room through to Dining Room, Kitchen, Rear Porch/Utility, First Floor Landing, Three Bedrooms and a Bathroom. There is a well established and good sized rear garden and from the front there is off road parking that leads to a Garage. PLEASE VIEW OUR VIRTUAL TOURS FOR MORE DETAIL.

ENTRANCE PORCH

There is a door that leads to:

ENTRANCE HALL

Having stairs leading to the first floor landing, radiator and doors that lead to:

LIVING ROOM AREA

14'5 into bay x 11'5 (4.39m into bay x 3.48m)

Benefiting from a bay fronted window, radiator, power points, TV point, feature fire surround and an archway with access through to:

DINING ROOM AREA

11'11 x 11'4 (3.63m x 3.45m)

With patio doors that lead through to the rear garden, radiator and power points.

KITCHEN

8'6 x 8'6 (2.59m x 2.59m)

Having a range of wall and base units with work surfaces, sink with a mixer tap, window to the rear aspect, power points, radiator, cupboard and a door that leads to:

REAR PORCH/UTILITY

There is plumbing for a washing machine, power point, door to the rear garden and door that leads to the Garage.

FIRST FLOOR LANDING

With a window to the side aspect and doors that lead to:

PRIMARY BEDROOM

14'3 into bay x 11'5 (4.34m into bay x 3.48m)

Benefiting from a bay fronted window, radiator and power points.

BEDROOM

12' x 9'7 (3.66m x 2.92m)

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

BEDROOM

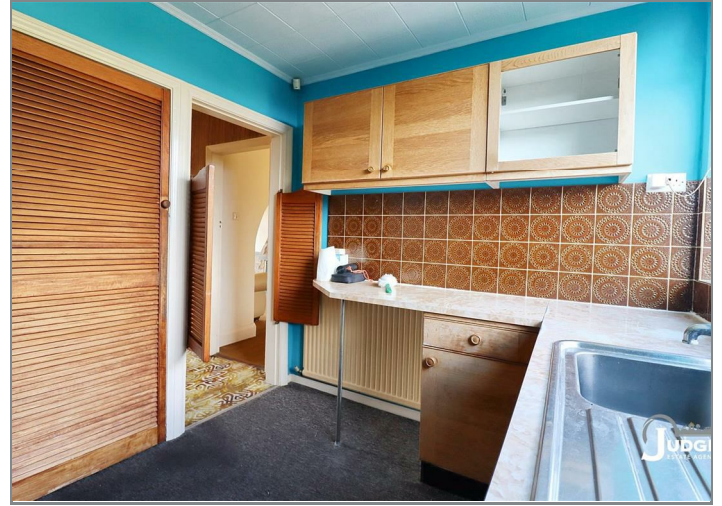
7'8 x 6' (2.34m x 1.83m)

With a bow fronted window, radiator and power points.

BATHROOM

Comprising a low level WC, Wash hand basin, Bath, Complimentary tiling, Window to the rear aspect and loft access.





REAR GARDEN

A well established garden that is generous in size with a patio that steps to a mainly laid to lawn garden having borders home to a number of shrubs and trees.

PARKING

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

GARAGE

18'3 x 10'9 (5.56m x 3.28m)

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

LOCATION

Approximately four and a half miles northwest of Leicester city centre, it has particularly good motorway links to the M1/M69 motorway networks. The village itself offers a wide range of local amenities including popular schools, Elizabeth Woodville Primary School, Brookvale High school & Groby Community College. There is also the parish church, shopping and sporting and social facilities with historic Bradgate Park only a short distance away.

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.

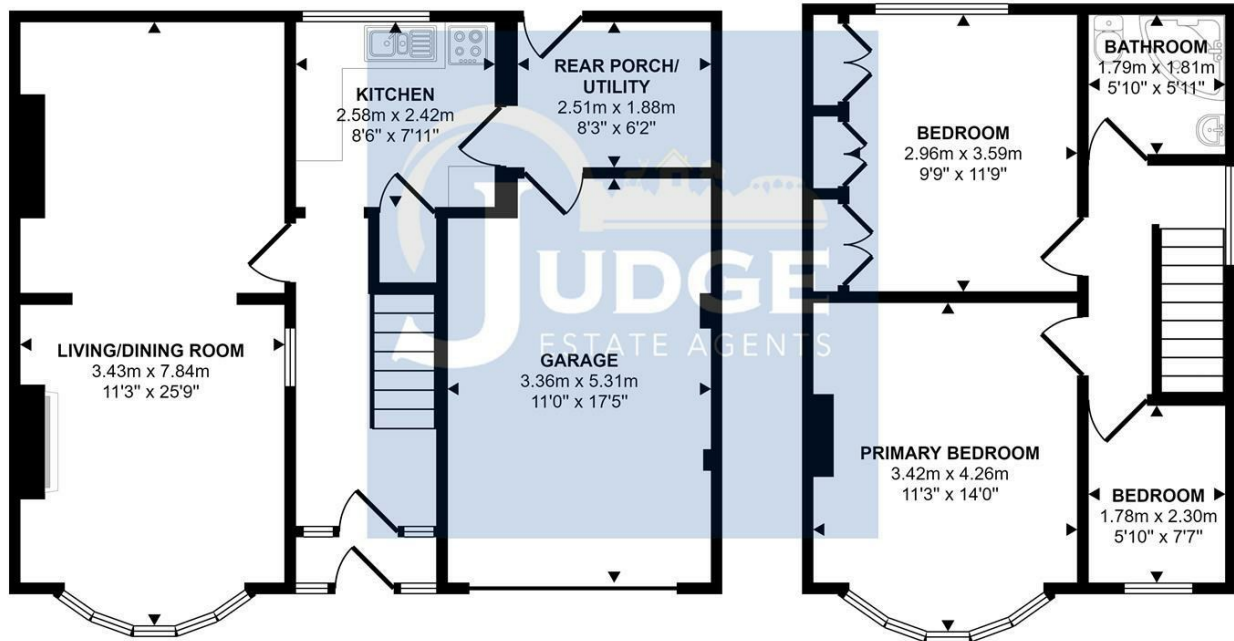
MONEY LAUNDERING

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 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.



Approx Gross Internal Area
107 sq m / 1154 sq ft



Ground Floor
Approx 67 sq m / 716 sq ft

First Floor
Approx 41 sq m / 438 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			87
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		60	
(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	

