



- THREE BEDROOM DETACHED BUNGALOW
- EN-SUITE BEDROOM
- SUMMER HOUSE WITH POWER
- IMMACULATELY PRESENTED
- COMPLETELY RENOVATED
- BEAUTIFUL, LANDSCAPED REAR GARDEN
- CUL DE SAC POSITION
- COUNCIL TAX BAND - D

**Offers over £500,000**

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This immaculately presented, spacious and individual three bedroom detached Bungalow must be seen to fully appreciate. Located within this popular location within Glenfield whilst also being within a Cul De Sac position. This fantastic property has been thoughtfully renovated to provide impressive accomodation that in brief benefits an Entrance Hall, Living Room, Bedroom with En-Suite, Kitchen/Dining/Lounge, Utility, Inner Hallway, Two Bedrooms and a Four Piece Bathroom Suite. To the rear there is a generously sized, landscaped Garden with a Summer house. From the front there is ample Off Road Parking. PLEASE VIEW OUR VIRTUAL TOURS FOR MORE DETAIL.

#### ENTRANCE HALL

There is a radiator, power point, door to the Kitchen/Dining/Lounge and doors that lead to:

#### LIVING ROOM

19'2 x 12' (5.84m x 3.66m)

Benefiting from Bi-Folding doors to the rear garden, radiator, power points and a Lantern.

#### BEDROOM

14'8 x 7'10 (4.47m x 2.39m)

Having a window to the front aspect, radiator, power points and a door that leads to:

#### EN-SUITE

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

#### KITCHEN/DINING/LOUNGE

23'2 x 14'6 (7.06m x 4.42m)

Benefiting from windows to the front and side aspects, radiator, power points, there are a range of wall and base units with work surfaces, sink with mixer tap and drainer, integral oven, microwave oven, integral dishwasher, Island with breakfast bar, integral hob and extractor and door that leads to the Inner Hallway and a door that leads to:

#### UTILITY

8'6 x 6'6 (2.59m x 1.98m)

There are base units, work surfaces, sink with a mixer tap, power points and plumbing for a washing machine.

#### INNER HALLWAY

Having a fitted cupboard, radiator and doors that lead to:

#### BEDROOM

15' - 11' x 10'9 (4.57m - 3.35m x 3.28m)

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

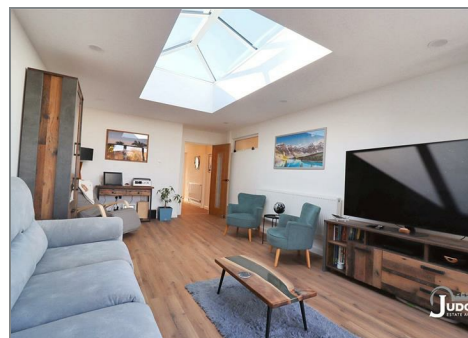
#### BEDROOM

11' x 10'7 - 9'5 (3.35m x 3.23m - 2.87m)

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

#### BATHROOM

Comprising a low level WC, Two Wash hand basins, Walk in Shower, Free Standing Bath, Heated towel rail, integral mirror with lighting and a Window to the rear aspect.







#### REAR GARDEN

This eye-catching, spacious garden enjoys a paved patio area with gravelled borders, mainly laid to lawn garden with a host of trees, shrubs and plants. There is a Summer House.

#### SUMMER HOUSE/OUTDOOR OFFICE

6'9 x 6'9 (2.06m x 2.06m)

Having power, lighting and double doors enjoying the Garden.

#### PARKING

There is ample off road parking accessed from the front of this lovely property.

#### 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.

#### 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.

#### VIEWINGS

We always like any potential purchaser to follow our four steps

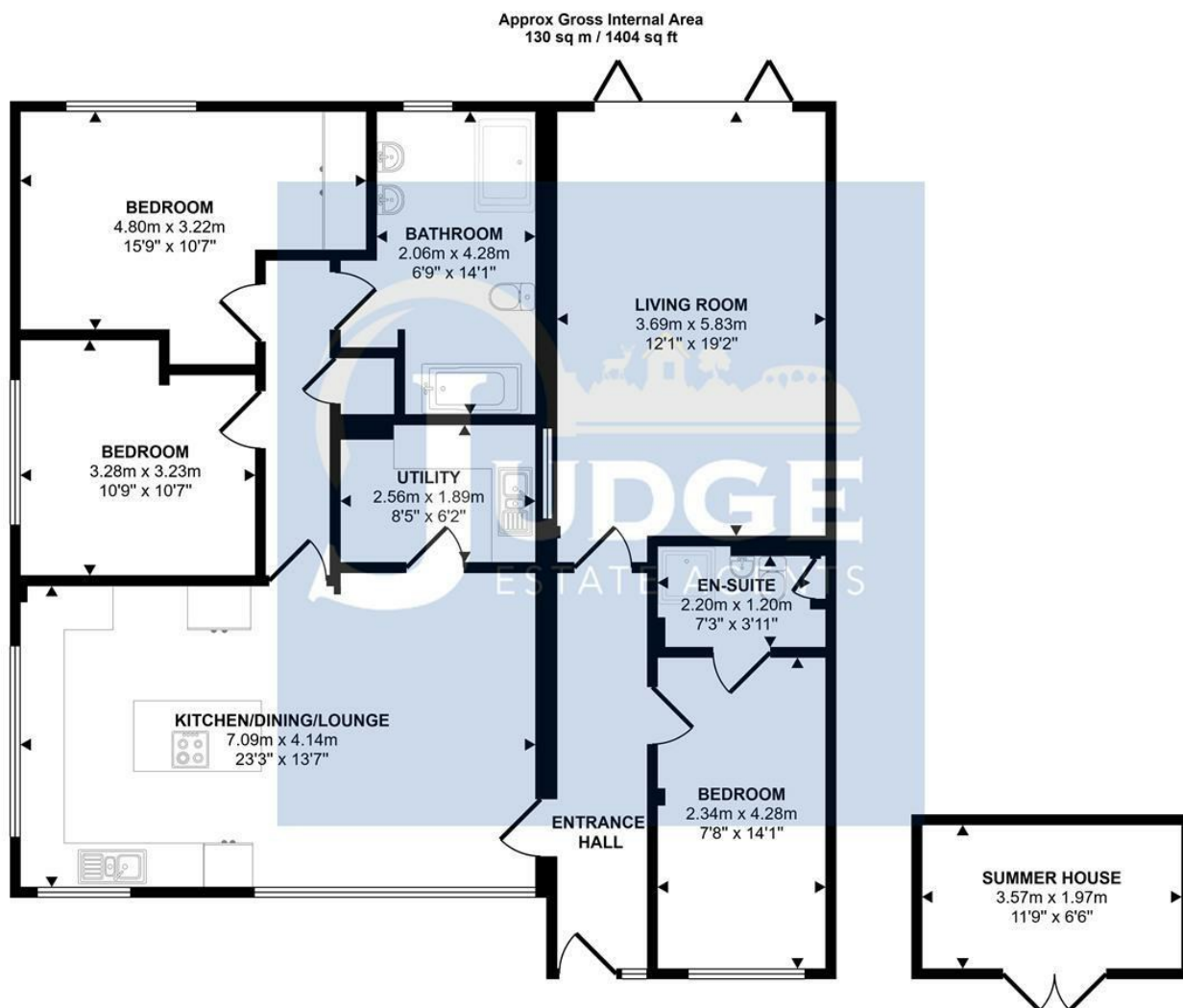
- 1) Read property description
- 2) Look at Floorplan
- 3) Watch our virtual viewing video
- 4) Please provide and assist proof of affordability

After these stages, we are happy to arrange a viewing suitable to both purchaser and vendor.

#### 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.





Ground Floor  
Approx 123 sq m / 1329 sq ft

Summer House  
Approx 7 sq m / 76 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.

