

- TWO BEDROOM SEMI-DETACHED HOUSE
- LOW MAINTENANCE REAR COURTYARD
- POPULAR LOCATION
- GROUND FLOOR WC
- OFF ROAD PARKING
- COUNCIL TAX BAND - B

Price guide £250,000

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





A modern two bedroom semi-detached house set back from the road accessed via a shared driveway with the adjacent neighbouring home is offered for sale. A lovely property that benefits from an Entrance Hall, WC, Kitchen, Living Room, First Floor Landing, Two Bedrooms and a Shower Room. There is a low maintenance yard to the rear and there is off road parking from the front of the property. PLEASE VIEW OUR VIRTUAL TOURS FOR MORE DETAIL.

#### ENTRANCE HALL

There are stairs that lead to the first floor landing, radiator, power points, under stairs cupboard and doors that lead to:

#### WC

Comprising a low level WC, wash hand basin, radiator and a window to the front aspect.

#### KITCHEN

11'1 x 8'1 (3.38m x 2.46m)

Having a range of wall and base units with work surfaces, sink with a mixer tap, integral oven, hob and extractor, power points, window to the front aspect, radiator and the vendor is also happy to leave the following items with the Kitchen. The items in mention are a washing machine, microwave and a fridge freezer.

#### LIVING ROOM

15'4 x 15'4 (4.67m x 4.67m)

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

#### FIRST FLOOR LANDING

With access to the loft, fitted wardrobes, power point and doors that lead to:

#### BEDROOM

12'2 - 8'11 x 11'8 - 10'5 (3.71m - 2.72m x 3.56m - 3.18m)

Benefiting from a window to the front aspect, radiator, power points as well as built in wardrobes and cupboard.

#### BEDROOM

11' from fitted wardrobes x 9'8 (3.35m from fitted wardrobes x 2.95m)

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

#### SHOWER ROOM

Comprising a low level WC, wash hand basin, walk in shower, heated towel rail, complimentary tiling, built in cupboard and a window to the rear aspect.

#### REAR GARDEN

A low maintenance garden that comprises a mainly paved area with raised decked seating area and a shed.

#### PARKING

There is off road parking from the front of the 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.

## 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

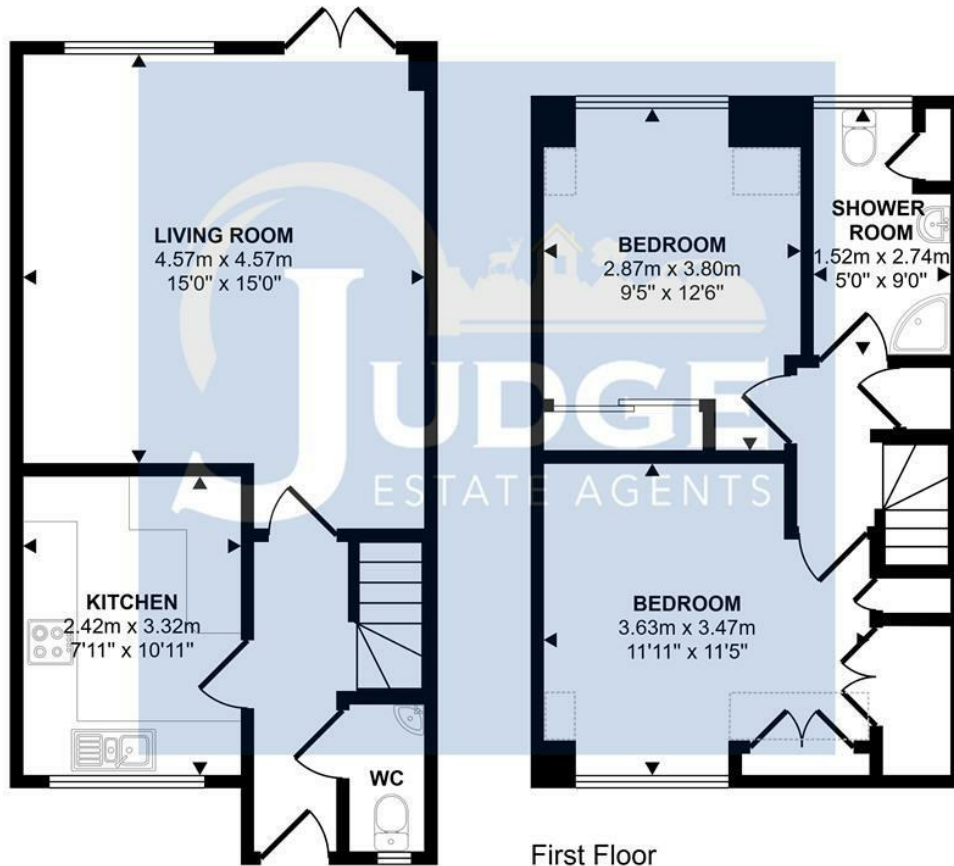
In line with current money laundering regulations, prospective buyers will be asked to provide us with photo I.D. (e.g. Passport, driving licence, bus pass etc) and proof of address (e.g. Current utility bill, bank statement etc). We ask for your cooperation in this matter as this information will be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





Approx Gross Internal Area  
72 sq m / 776 sq ft



**Ground Floor**  
Approx 38 sq m / 414 sq ft

Denotes head height below 1.5m

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		96
(81-91) B	83	
(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	

