

- FOUR BEDROOM DETACHED HOUSE
- CONSERVATORY
- IDEAL FAMILY HOME
- EYE-CATCHING REAR GARDEN

- OFF ROAD PARKING & GARAGE
- GROUND FLOOR WC
- LOCATED WITHIN CUL-DE-SAC
- COUNCIL TAX BAND - D

Asking price £436,000





Within a Cul-De-Sac position comes offered for sale this impressive and well presented four bedroom detached ideal family home. A fantastic property that in brief comprises an Entrance Hall, Living Room, Kitchen/Dining Room, Conservatory, Rear Porch, WC, First Floor Landing, Four Bedrooms where there is an En-Suite to the Primary Bedroom as well as there being a separate main Bathroom. To the rear there is a landscaped and eye-catching Garden and from the front there is Off Road Parking that leads to an integral Garage. PLEASE VIEW OUR VIRTUAL TOUR FOR MORE DETAIL.

**ENTRANCE HALL**

There are stairs that lead up to the first floor landing, radiator and a door that leads to:

**LIVING ROOM**

16'1 x 13'9 (4.90m x 4.19m)

Benefiting from a bay fronted window, radiator, power points, TV point and a door that gives access to:

**KITCHEN/DINING ROOM**

18'4 x 10'4 (5.59m x 3.15m)

Having a range of wall and base units with work surfaces, breakfast bar, sink with a mixer tap, integral oven, microwave, hob, window to the rear aspect, radiator, power points, door to the rear porch as well as conservatory doors that leads to:

**CONSERVATORY**

10'4 x 8'7 (3.15m x 2.62m)

With windows to the rear and side aspects, power points and patio doors to the rear garden.

**REAR PORCH**

There is a fitted cupboard, power point, radiator, door to the garage, door to the rear garden and a door that leads to:

**WC**

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

**FIRST FLOOR LANDING**

Having a window to the front aspect, fitted cupboard and doors that lead to:

**PRIMARY BEDROOM**

12'10 x 9'5 (3.91m x 2.87m)

Benefiting from a window to the front aspect, radiator, power points, fitted wardrobes and dresser and a door that leads to:

**EN-SUITE**

Comprising a low level WC, wash hand basin, walk in shower, window to the side aspect and a heated towel rail.

**BEDROOM**

9'4 x 8'4 (2.84m x 2.54m)

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







#### BEDROOM

8'9 x 8'2 (2.67m x 2.49m)

With a window to the front aspect, radiator, power points and fitted wardrobes.

#### BEDROOM

8'4 x 7'11 (2.54m x 2.41m)

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

#### BATHROOM

Comprising a low level WC, wash hand basin, bath with shower over, window to the rear aspect, complimentary tiling and a heated towel rail.

#### REAR GARDEN

An eye-catching, well established garden that enjoys a paved patio that leads onto a mainly laid to lawn area surrounded by borders home to a number of shrubs and plants and to the rear of the garden is a second paved patio with Pergola.

#### PARKING

From the front there is off road parking accompanied by a laid to lawn garden and access also to:

#### GARAGE

16'8 x 8' (5.08m x 2.44m)

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

#### 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

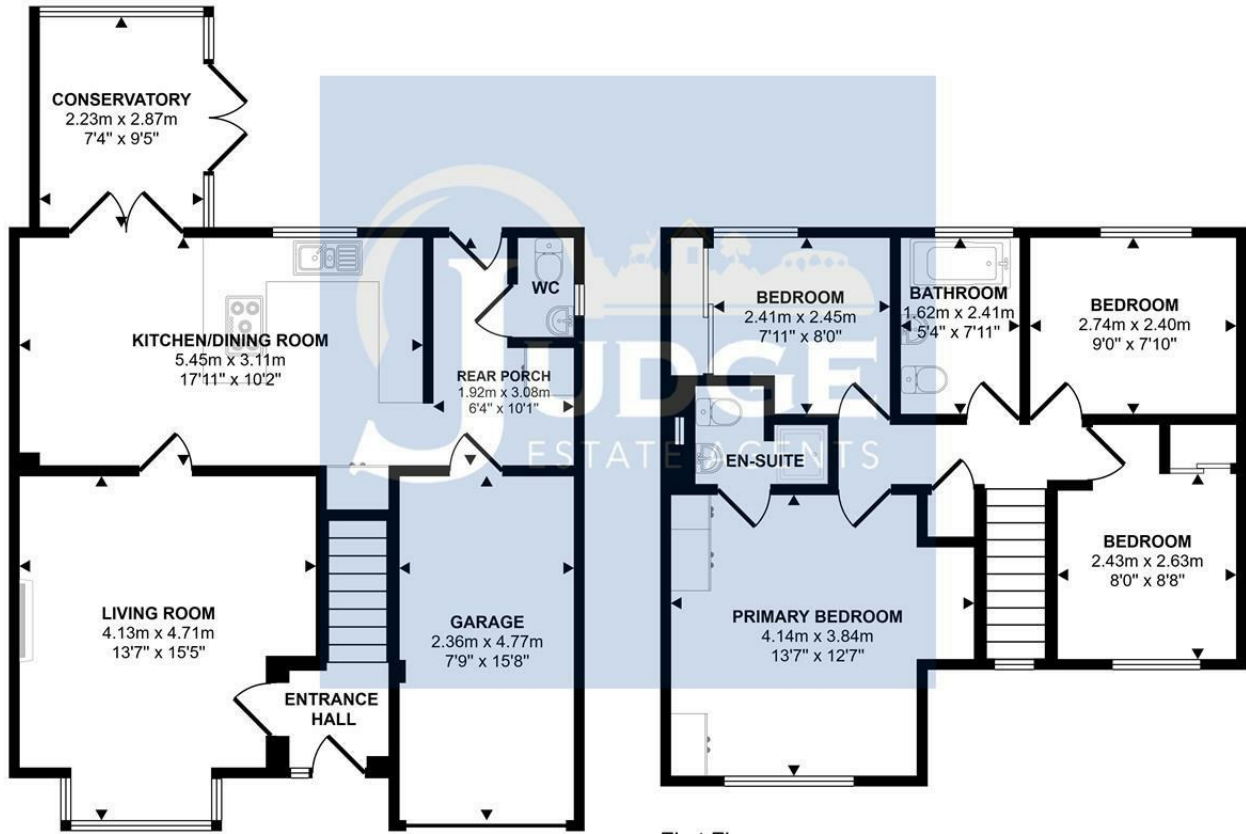
We always like any potential purchaser to follow our four steps

- 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.



Approx Gross Internal Area  
115 sq m / 1241 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			
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