



- THREE BEDROOM SEMI-DETACHED HOUSE
- POPULAR LOCATION
- UNIQUE AND EYE-CATCHING REAR GARDEN
- COUNCIL TAX BAND - C

Offers over £299,950

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



Located within this popular location offering fantastic school catchment as well as links to major roads and motorway comes offered for sale this three bedroom semi-detached house. In brief this lovely home benefits from an Entrance Porch, Entrance Hall, Living Room through to Dining, Kitchen, WC, First Floor Landing, Three Bedrooms and a Bathroom. Outside there is a unique and eye-catching Rear Garden and from the front there is Off Road Parking. The Garage is now used as a gym area. PLEASE VIEW OUR VIRTUAL VIEWING VIDEO FOR MORE DETAIL.

ENTRANCE PORCH

There is windows to the side aspect and a door that leads to:

ENTRANCE HALL

With stairs leading up to the first floor landing, power point and doors that lead to the Kitchen and:

LIVING ROOM

24'3" - 16'5" x 12'2" - 8'3" (7.39m - 5.00m x 3.71m - 2.51m)
Benefiting from a bay fronted window, radiator, power points, TV point, fire with feature surround and opening through to:

DINING AREA

9'3" x 7'9" (2.82m x 2.36m)

Having patio doors to the rear aspect, radiator, power points and an archway through to:

KITCHEN

17'9" x 9'9" (5.41m x 2.97m)

With a range of wall and base units and work surfaces, integral oven, grill, hob and extractor, sink with a mixer tap, window to the front aspect, power points, a door to the Garage and to:

WC

Comprising a low level WC, with Wash hand basin and an Extractor.

GARAGE

32'2" x 8'4" (9.80m x 2.54m)

Benefiting from power points, Velux window, door to the side aspect, window and door to the front where there is storage and a garage door.

FIRST FLOOR LANDING

There is a window to the side aspect, loft access and doors that lead to:

PRIMARY BEDROOM

14'3" x 10'5" (4.34m x 3.18m)

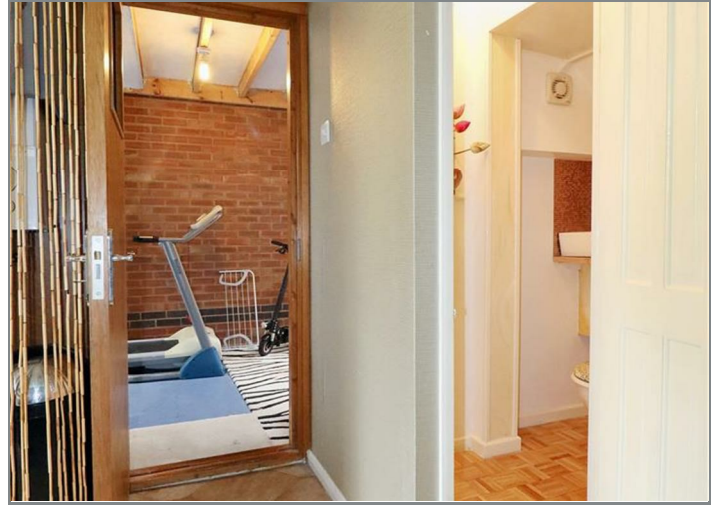
Benefiting from a bay fronted window, radiator and power points.

BEDROOM

9'8" x 9'6" - 12'1" (2.95m x 2.90m - 3.68m)

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





BEDROOM

8'5 x 7'9 (2.57m x 2.36m)

There is a window to the front aspect, radiator and power points.

BATHROOM

Comprising a low level WC, wash hand basin, bath with a shower over, complimentary tiling, windows to the rear and side aspects and a radiator.

REAR GARDEN

This lovely garden enjoys a number of seating areas, borders with a variety of shrubs, plants and trees. There is a pond as well as a larger pond with decked observation area.

PARKING

From the front there is off road parking.

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 & FLOORPLANS

Purchasers should note that if a floor plan is included within property particulars it is intended to show the relationship between rooms and does not reflect exact dimensions or indeed seek to exactly replicate the layout of the property.



