



31 FONTWELL DRIVE, LEICESTER, LE2 9NL

ASKING PRICE £312,000

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£312,000 FREEHOLD



ENTRANCE PORCH

Having a door that leads to:

ENTRANCE HALL

There is a radiator, power points and doors that lead to:

LIVING ROOM

13'11 x 12'4

Benefiting from power points, radiator, TV point, Conservatory door to the Conservatory and door that leads to:

KITCHEN/BREAKFAST

14' x 9'6

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

UTILITY

8'2 x 6'4

There are wall and base units with work surface, sink with a mixer tap, plumbing for a washing machine, power points, window and door to the rear aspect and a door that leads to an integral Garage.

CONSERVATORY

14' x 9'6

Benefiting from windows to both the rear and side aspects, power point, radiator and door to the rear garden.

PRIMARY BEDROOM

12'8 x 11'8 maximum

Having a bow fronted window, radiator, power points and door that leads to:

EN-SUITE

Comprising a low level WC, Wash hand basin, Walk in Shower, Complimentary tiling, Window to the side aspect and a Heated Towel Rail.

BEDROOM

12'9 x 7'10

Benefiting from 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 and a Heated towel rail.

REAR GARDEN

A low maintenance and well presented garden that is mainly paved with borders and a shed.

PARKING

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

GARAGE

17'1 x 8'1

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



GLEN PARVA

Glen Parva is positioned for both convenience and lifestyle, making it an ideal choice for families and professionals. The area boasts a range of well-regarded schools including Glen Hills Primary. Excellent transport links include easy access to the M1 and M69, as well as regular bus routes to Leicester city centre. Local amenities are plentiful, with nearby supermarkets, shops, and the extensive Fosse Park retail complex just a short drive or walk away. For those who enjoy the outdoors, the property is within walking distance of the picturesque Great Central Way - a scenic route ideal for walking and cycling - which leads to Everards Meadow, a popular spot with green spaces, cafes and direct access to the Grand Union Canal.

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. Floor plans are produced for guidance only and are not to scale. 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.

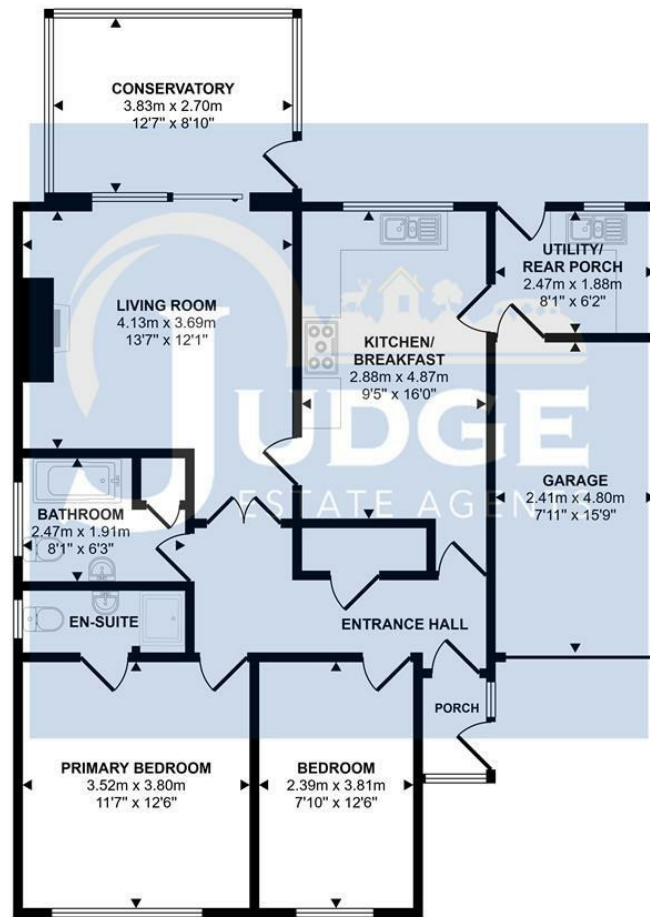
MONEY LAUNDERING

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.
3. The measurements indicated are supplied for guidance only and as such must be considered incorrect.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. JUDGE ESTATE AGENTS LIMITED NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.



Approx Gross Internal Area
105 sq m / 1133 sq ft



Floorplan

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.

Viewings strictly by
appointment via Judge
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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

WE ARE NOT ONLY YOUR LOCAL ESTATE AGENT, WE ARE ALSO YOUR NEIGHBOUR

PROUD TO SELL HOMES IN THE VILLAGES WE LIVE IN AND LOVE

