



4 The Maltings

Glenfield, Leicester, LE3 8ET

Offers over £260,000



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Nestled in the heart of GLENFIELD VILLAGE close to its LOCAL AMENITIES, major road links and access to Leicester City Centre, this fantastic FIRST-TIME BUYER PROPERTY and potential FAMILY HOME is ideally situated within a quiet CUL-DE-SAC with open FIELD VIEWS to the rear.

A hallway provides entree to the property which in turn gives access to a SPACIOUS LIVING ROOM with a central fireplace which then leads onto a DINING KITCHEN with a range of modern units having ample space for a dining table in addition to enjoying views and access of the garden and its open green outlook to the rear.

Stairs rise to a first-floor landing which in turn provides access to two DOUBLE BEDROOMS, one of which benefits from built in wardrobes whilst they both share access to a MODERN THREE-PIECE FAMILY BATHROOM suite also located on the first floor.

A further staircase rises from the first-floor landing to a SECOND FLOOR MASTER SUITE, offering a further double bedroom which enjoys the benefit of a THREE-PIECE EN-SUITE.

Externally the property offers a private and EASILY MAINTAINED REAR GARDEN with a lovely OPEN REAR OUTLOOK over a neighbouring field in addition to a feature front garden. A BLOCK PAVED DRIVEWAY then provides off road parking for at least two vehicles.

Furthermore, the property is double glazed throughout with REPLACEMENT WINDOWS in the last 12 months. The property also benefits from a GAS CENTRAL HEATING SYSTEM.





ON THE GROUND FLOOR

Entrance Hall

Living Room
10'6" x 13'5" (3.20m x 4.09m)

Dining Kitchen
13'10" x 9'7" (4.22m x 2.92m)

Rear Lobby

ON THE FIRST FLOOR

Landing

Bedroom Two
8'0" x 10'6" (2.44m x 3.20m)

Bedroom Three
7'8" x 10'5" (2.34m x 3.18m)

Family Bathroom
5'4" x 6'8" (1.63m x 2.03m)

ON THE SECOND FLOOR

Landing

Master Bedroom
10'10" x 11'8" (3.30m x 3.56m)

En-Suite
7'5" x 5'5" (2.26m x 1.65m)

ON THE OUTSIDE

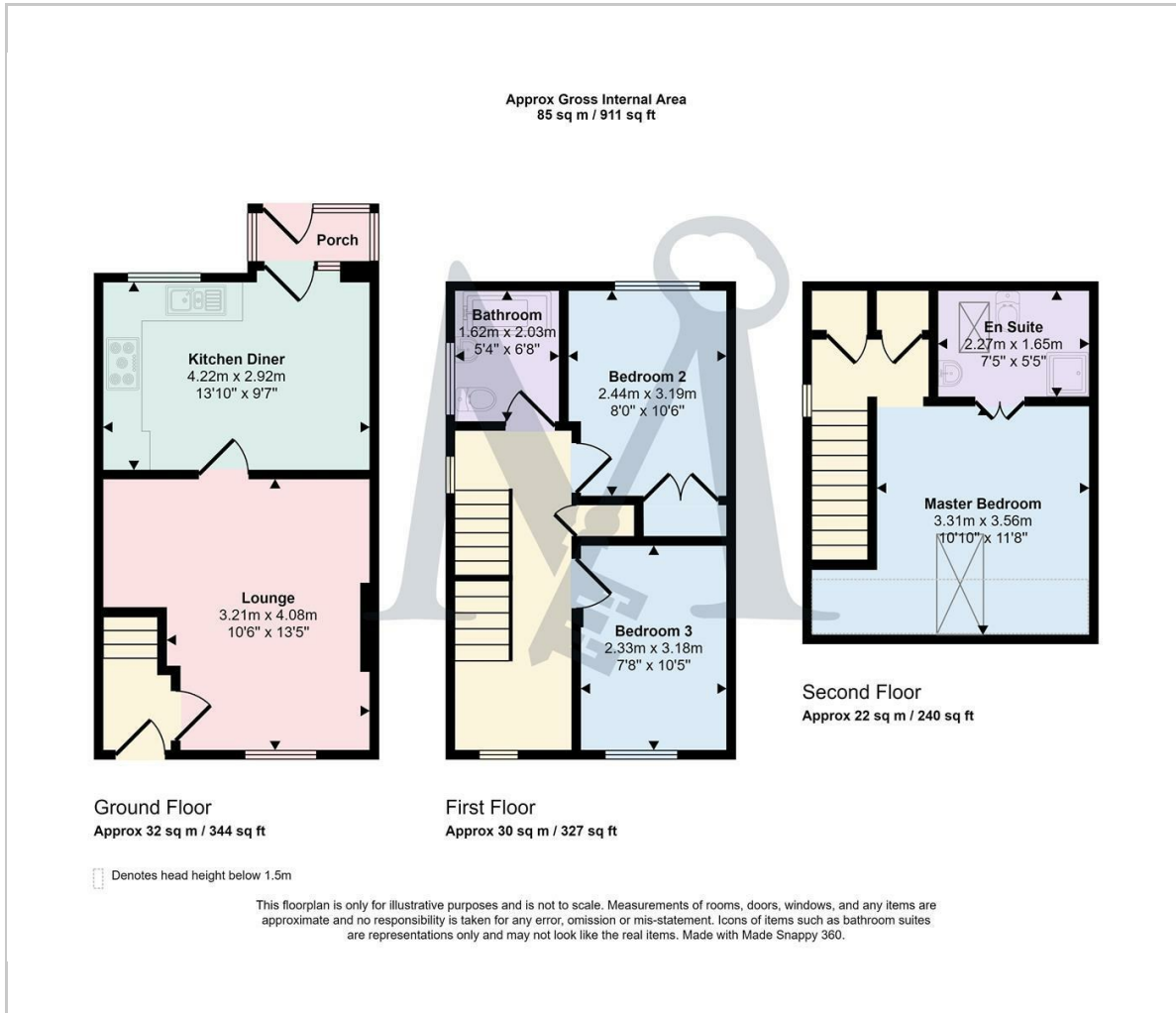
Rear Garden

Front Garden

Driveway



Floor Plan



Viewing

Please contact our Maynard Estates Office on 01530 682886 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

