



shepherd  
white &

**Chestnut Road,  
Glenfield,  
Leicester,  
LE3 8DD**



0116 3666326

[sales@shepherdandwhite.co.uk](mailto:sales@shepherdandwhite.co.uk)



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**IDEAL FIRST HOME – A fantastic opportunity for first-time buyers! This spacious two-bedroom semi-detached home is perfectly situated in the sought-after village of Glenfield, offering the ideal start on the property ladder.**

#### ENTRANCE HALL

With radiator, double glazed window, UPvc door

#### LOUNGE

13' 4" x 11' 5" (4.08m x 3.49m)

With radiator, double glazed french doors over the rear garden.

#### FITTED KITCHEN

10' 10" x 5' 10" (3.31m x 1.80m)

With sink and drainer, base and eye level units, co-ordinating tiled splashbacks. Built-in oven and hob, double glazed window, plumbing and space for an appliance. Gas boiler

#### UPSTAIRS

Approached from a central landing are two bedrooms as follows:

#### BEDROOM ONE

11' 8" x 9' 1" (3.57m x 2.77m)

With radiator and double glazed window.

#### BEDROOM TWO

11' 8" x 8' 5" (3.57m x 2.57m)

With radiator and two double glazed windows.

#### BATHROOM

With three piece white suite, WC, wash hand basin, bath with shower over

#### DRIVEWAY TO THE SIDE

Providing car standing

GARDENS TO FRONT AND REAR.

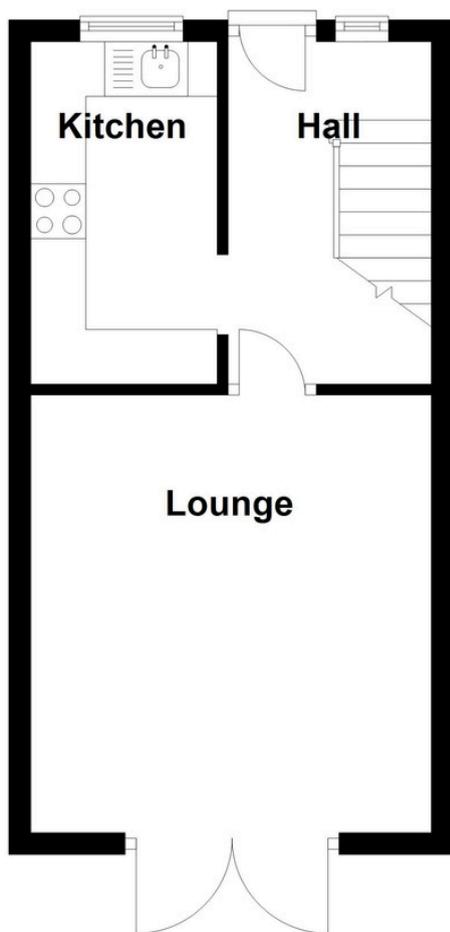
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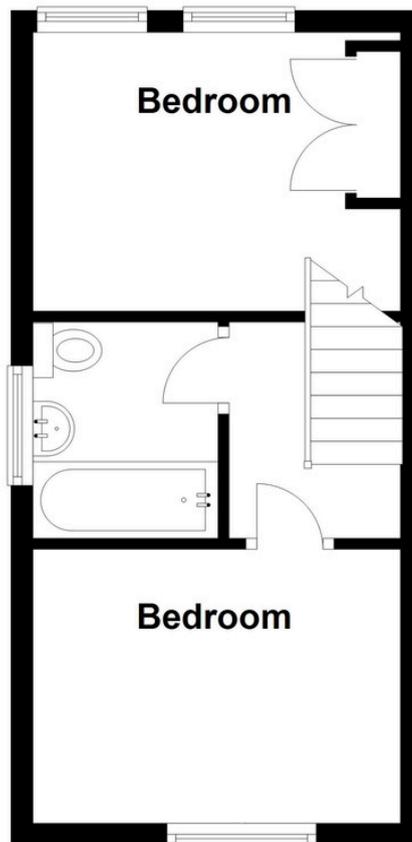




### Ground Floor



### First Floor





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These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		87
(69-80) <b>C</b>		
(55-68) <b>D</b>	66	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

WWW.EPC4U.COM

### Measurements

Please note that room sizes are quoted in metres to the nearest tenth of a metre measured from wall to wall. The imperial equivalent is included as an approximate guide for applicants not fully conversant with the metric system. Room measurements are included as a guide to room sizes and are not intended to be used when ordering carpets or flooring.

### Photographs

Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property.

### Services

The services, systems and appliances listed in this specification have not been tested by Shepherd & White and no guarantee as to their operating ability or efficiency can be given.

### Tenure

Freehold – Shepherd & White recommends that purchasers satisfy themselves as to the tenure of this property and we recommend they consult a legal representative such as a solicitor appointed in their purchase.

### Money Laundering

Under the protecting Against Money Laundering and then Proceeds of Crime Act 2002, we must point out that any successful purchasers who are proceeding with a purchase will be asked for identification i.e passport, driving licence etc and also for proof of current address i.e recent bill or bank statement. This evidence will be required prior to solicitors being instructed in the purchase or sale of a property.

### Council Tax

Blaby, Band B

### Flood Risk

Surface & River, very low

### Mobile & Broadband

Multiple Options for Broadband/mobile phone signal.

## Thinking of Selling?

For a free valuation of your property with no obligation contact Shepherd & White on  
**0116 3666326**

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