



Connells

Saintbury Road
Glenfield Leicester



Property Description

Situated in a desirable location in Glenfield, benefitting from excellent road links. Glenfield lies approximately 3 miles west of Leicester city centre and is adjacent to the A50 road, providing convenient access to the M1 motorway at Junction 21A and close to Fosse Park shopping centre. The area is also served by local bus routes offering connections to Leicester and surrounding areas.

The property is in close proximity to several schools including Primary Schools and Secondary Schools making it an ideal choice for families with children. Residents also have access to various supermarkets which are located within a reasonable distance.

Glenfield offers recreational spaces like Ellis Park and Station Park, as well as a nature area at Gynsills.

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will

be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Entrance Hall

6' 6" x 6' 1" (1.98m x 1.85m)

Offering a bright and spacious introduction to the home. The area is finished with neutral decor and hard flooring. Staircase leading to the first floor and door leads to the lounge.

Ground Floor Wc

3' 7" x 6' 1" (1.09m x 1.85m)

Conveniently located off the entrance hall,

comprises of modern low level WC and a compact hand basin.

Lounge/Dining Room

19' 9" x 16' 8" (6.02m x 5.08m)

This spacious room offers a versatile and inviting living space with a media wall fitted and there is an LED built in fireplace. Large double glazed windows overlooking the front and allows plenty of natural light. The dining area comfortably accommodates a family table and enjoys a view over the rear garden and has two double sliding glass doors leading into the garden

Kitchen

8' x 12' 2" (2.44m x 3.71m)

The kitchen is well-proportioned and functional, offering a range of wall and base units with ample worktop space, fitted with an integrated oven, hob and extractor fan, there is also space for additional appliances such as fridge freezer and washing machine. A rear door provides direct access to the garden and double glazed window overlooking the rear garden

Family Room

12' 5" x 15' 1" (3.78m x 4.60m)

An extended modernised second living area with a large wall to wall media wall and LED fireplace. It also has two large double glazed windows and two glass doors leading to the garden.

First Floor

Bedroom One

10' 7" x 12' 5" (3.23m x 3.78m)

A generously sized double bedroom situated at the front of the property, having large

double glazed window to the front, built in cupboards and there is also ample space for freestanding furniture

Bedroom Two

10' 3" x 10' 9" (3.12m x 3.28m)

Having double glazed window overlooking the rear garden, neutrally decorated, built in cupboards and offers ample space for additional furniture

Bedroom Three

8' 7" x 8' 10" (2.62m x 2.69m)

Located at the rear of the property, perfect for use as a child's room, nursery or home office. The property benefits from a double glazed window overlooking the front, built in cupboards and is neutrally decorated.

Bathroom

5' 5" x 6' 4" (1.65m x 1.93m)

Fitted with a modern three piece suite comprising bathroom, wash hand basin and low level WC. Finished with marble tiled flooring and walls, having designer Versace tiles. The space is bright and functional, with a frosted window providing natural light and ventilation.

Outside

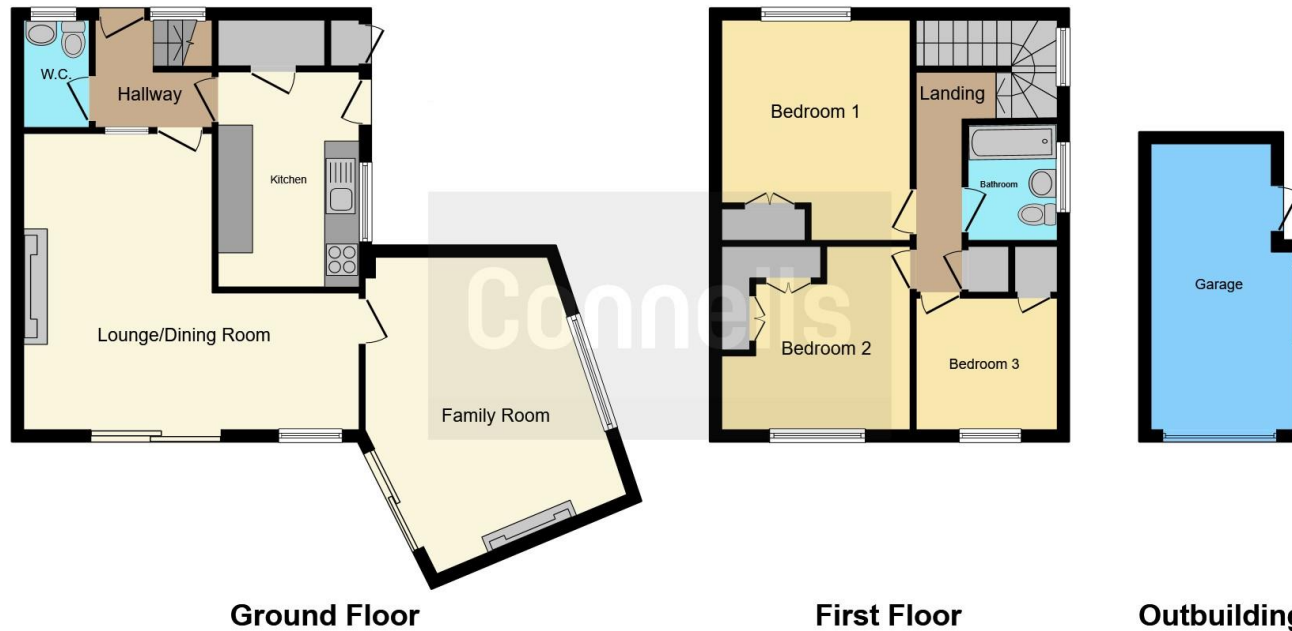
The property is approached via a gravelled area, providing off road parking and landscaped with a variety of plants and shrubs. There is a garage equipped with power and light and the rear garden is predominantly laid to lawn and has a gravelled area with various shrubs and patio area for relaxation. There is also side and private parking towards the rear.

The property has building approval for an extension.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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EPC Rating: D

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Tenure: Freehold



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