

FOR SALE

**Piers Road
Glenfield
Leicester LE3 8BP**



ASKING PRICE: £320,000

- A Well-Presented Detached Family Home Which Sits On a Generous Corner Plot
- Located In The Sought After Area Of Glenfield
- Near To Many Amenities
- Ideal For Families
- Porch, Entrance Hall, Lounge, Breakfast Kitchen & Utility Room
- Three Bedrooms, Bathroom & WC
- Lobby With Garage, Store & WC
- A Well-Maintained Wrap Around Garden With a Private & Sunny Outlook
- Parking For 2 Vehicles



Location

The property is located on Piers Road which is off Sandown Road and Station Road, in the sought after area of Glenfield. Nearby amenities include Morrisons supermarket, a doctor's surgery, shops, restaurants, recreational facilities including a children's playground with tennis courts and a football pitch, Bowling Green, Scout Hut and Village Hall. Glenfield benefits from local schools which are rated as "good" by Ofsted, with two of the schools being with easy access and walking distance. The property is within close proximity to nearby motorway links.

Description

A well presented, detached family home which sits on a generous corner plot. The property briefly comprises; porch, entrance hallway, large lounge diner with sliding doors to the breakfast kitchen which benefits from ample natural light, utility room and cupboard. To the first floor, 3 generously sized bedrooms and a bathroom with separate WC. To the side of the porch, a lobby which leads to the garage benefitting from up and over doors, an external store and WC. Externally, a well maintained and superb wrap around garden with a private and sunny outlook and parking for two vehicles to the front of the property.

Accommodation

All measurements are approximate:

Porch

Double glazed door to front, access to entrance hallway.

Entrance Hallway

Stairs to first floor, built in cupboard under stairs.

Lounge/Diner - 24' 1" x 12' 6" (7.34m x 3.81m)

Double glazed bay window to front, fireplace, radiators, power points, pendant light fittings, sliding door to:

Breakfast Kitchen - 7' 9" x 19' 3" (2.36m x 5.86m)

Double glazed sliding patio door to rear, double glazed window to rear, wall mounted units, base units and drawers, sink with hot and cold mixer tap, built in double oven, electric hob, tile splashback surrounds, radiator, power points, pendant light fitting.

Utility Room - 9' 6" x 8' 8" (2.89m x 2.64m)

Double glazed door to side, built in cupboards, radiator, power points, pendant light fitting.

Lobby

Doors and windows to rear, with access to garage, store, WC and to the rear garden.

Garage

With up and over door to front.

Store

Light and power.

WC

Double glazed window to side, low level WC, light fitting.

First Floor Landing

Bedroom One - 13' 3" x 12' 6" (4.04m x 3.81m)

Double glazed window to rear, built in wardrobes, radiator, power points, pendant light fitting.

Bedroom Two - 11' 8" x 12' 6" (3.55m x 3.81m)

Double glazed window to front, built in wardrobes, radiator, power points, pendant light fitting.

Bedroom Three - 7' 9" x 6' 9" (2.36m x 2.06m)

Double glazed window to rear, radiator, power points, pendant light fitting, access to loft.

Bathroom

Double glazed window to rear, curved panelled bath with mixer tap and shower over, pedestal wash hand basin with mixer taps, wall mounted mirror, radiator, pendant light fitting.

WC

Double glazed window to side, low level WC.

Outside

A well maintained and superb wrap around garden with a private and sunny outlook and parking for two vehicles to the front of the property.

Tenure

Freehold.

EPC

Band E.

Council Tax

The property falls within Band D.

Services

The services, fittings and appliances (if any) have not been tested by the agents.

Local Authority

Blaby District Council.

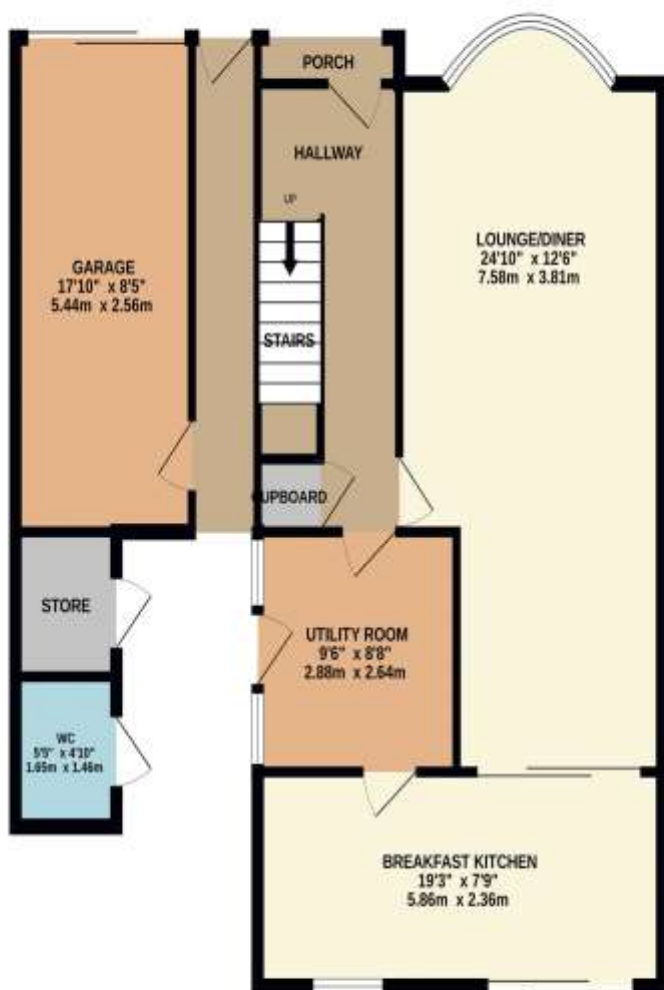
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TOTAL FLOOR AREA: 1386 sq.ft. (128.8 sq.m.) approx.

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