



Coverside Road, Great Glen Leicester LE8 9EA

welcome to

Coverside Road, Great Glen Leicester

Situated on a popular estate location, this property is ideal for families. There are front & rear gardens, driveway and garage. Call now to arrange a viewing.



Lounge

19' x 12' 1" (5.79m x 3.68m)

Featuring a fireplace with gas fire, radiator and double glazed window to the front.

Dining Room

11' x 11' (3.35m x 3.35m)

There is a radiator and double glazed window to the rear.

Kitchen

14' 1" x 13' 1" (4.29m x 3.99m)

Fitted with a range of wall and base units with work surfacing, integrated oven, gas hob, boiler, radiator, double glazed window to the rear and door to the garden.

Shower Room

Fitted with a shower, WC and towel rail.

First Floor

Bedroom One

12' x 10' 10" (3.66m x 3.30m)

There are fitted wardrobes, radiator and double glazed window to the front.

Bedroom Two

12' x 11' 1" (3.66m x 3.38m)

Having fitted wardrobes, radiator and double glazed window to the rear.

Bedroom Three

12' x 7' 1" (3.66m x 2.16m)

There is a radiator and double glazed window to the front.

Bedroom Four

10' 1" x 7' 1" (3.07m x 2.16m)

Having a radiator and double glazed window to the rear.

Bathroom

Fitted with a bath, wash hand basin, WC, towel rail and double glazed window to the rear.

Outside

There is a double garage and large rear garden laid to lawn.

Agents Note

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your Conveyancer will take the necessary steps and advise you accordingly.



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welcome to

Coverside Road, Great Glen Leicester

- Popular estate location
- Four bedrooms
- Good sized garden
- Garage
- Driveway

Tenure: Freehold EPC Rating: C

£450,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
OAD107821 - 0004

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 is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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