

FOR SALE



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Lettings & Sales



Glenfield Road

Leicester, LE3 6DH

Offers in excess of £230,000



Welcome to this charming property located on Glenfield Road in Leicester! This delightful house boasts two reception rooms, perfect for entertaining guests or simply relaxing with your loved ones. With three cosy bedrooms, there is ample space for a growing family or for those who enjoy having a home office or guest room.

Situated near the city centre, this property offers the convenience of easy access to all the amenities and attractions that Leicester has to offer. Whether you fancy a leisurely stroll in the park, a shopping spree in the city centre, or a delicious meal at one of the many restaurants nearby, this location has it all.

The property features a well-maintained bathroom, ensuring your comfort and convenience. The traditional British architecture of this house adds character and charm, making it a lovely place to call home. Book a viewing today and envision the endless possibilities to make this property your own!



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Entrance Hall

Composite front door, ceiling light point, radiator, understairs pantry, understairs storage, wood flooring, stairs leading to 1st floor and doors leading to lounge, dining room and kitchen.

Lounge 13'5" x 11'5" (4.102 x 3.497)

Ceiling light point, double glazed bay window, radiator, TV cable, two virgin media points and carpeted flooring.

Dining Room 13'0" x 11'5" (3.964 x 3.497)

Ceiling light point, two double glazed windows, radiator, UPVC door leading to rear garden and carpeted flooring.

Kitchen 9'2" x 6'7" (2.800 x 2.018)

Ceiling light point, double glazed window, fully fitted kitchen offering base and wall cupboards, rolled edge worktop with sink and drainer, hot and cold mixer tap over, gas hob, electric oven and extractor fan, vinyl flooring and UPVC door leading rear garden.

Stairs & 1st floor Landing

Ceiling spot light points, double glazed window, loft hatch and wood flooring with underlay on top ready for carpeting.

Bedroom 1 14'5" x 10'11" (4.409 x 3.346)

Ceiling light point, double glazed bay window, radiator, TV cable, Virgin point and carpeted flooring.

Bedroom 2 11'11" x 11'6" (3.647 x 3.512)

Ceiling light point, double glazed window, radiator, built in storage housing the boiler and carpeted flooring.

Bedroom 3 8'9" x 7'3" (2.687 x 2.214)

Ceiling light point, double glazed bay window, radiator, built in wardrobes and carpeted flooring.

Separate WC 4'1" x 2'7" (1.270 x 0.811)

Ceiling spot light point, double glazed window, vinyl flooring and low level flush toilet.

Bathroom 7'2" x 4'9" (2.186 x 1.466)

Ceiling spot light points, 2 piece bathroom suite comprising of bath with shower over, pedestal wash hand basin, double glazed window, radiator and vinyl flooring.

Externally

Car Port 15'6" x 9'5" (4.746 x 2.873)

Two ceiling light points and concrete flooring.

To The Front Of The Property

There is a hard landscaped garden area with driveway leading to car port and front door.

To The Back Of The Property

There is an enclosed hard landscaped garden offering patio areas and lawn area, storage shed and outside WC.

Additional Information

Council Tax Band: B

How To Make An Offer - Please email with any offers along with proof of funds and mortgage in principle. Please include a photo ID and a recent utility bill with your current address this will then be submitted to the vendor.

Money Laundering - In line with current money laundering regulations, prospective buyers will be asked to provide us with a photo I.D. (e.g. Passport, driving license, bus pass, etc) and proof of address (e.g. Current utility bill, bank statement, etc). We ask for your cooperation in this matter as this information will be required before a sale can be agreed.

Agents Note - 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. Details are given without any responsibility, and any intending purchasers, lessees, or third parties should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. All photographs, measurements, floor plans, and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. All services and appliances have not and will not be tested by Abbey Lettings & Sales. Lease details and service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to the exchange of contracts. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. We retain the copyright in all advertising material used to market this Property.

Referrals - Abbey Lettings and Sales provide a range of services to our vendors and purchasers, although you are free to choose an alternative provider. We can refer you to Mortgage Advice Broker to help with finances, we may receive a referral fee if you take out a mortgage through them. If you require a solicitor to handle your sale or purchase, we can refer you on to a panel of preferred providers and we will receive a referral fee should you decide to use them to sell or purchase a property. We can also refer you to a surveyor and mortgage adviser and we will receive a referral fee should you use their services. If you require more information regarding our referral programs, please ask at our office.

Free Property Valuations! - If you have a house to sell then we would love to provide you with a free no-obligation valuation.

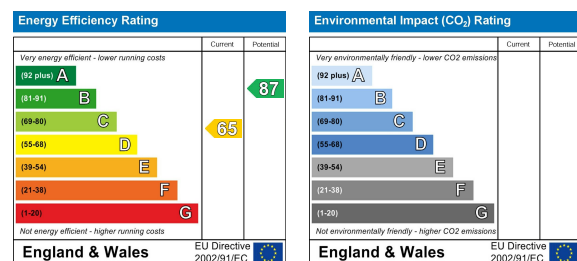
Area Map



Floor Plans



Energy Efficiency Graph



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