



Sinclair

12 Glendower Close, Leicester, Leicestershire, LE5 2DN

£270,000

01509 812777 [sinclairestateagents.co.uk](http://sinclairestateagents.co.uk)



## Property at a glance

- Bay Fronted Residence
- Worcester Bosch Combi Boiler
- Cul De Sac Setting
- Council Tax Band\*: B
- Three Bedrooms
- Private Mature Rear Garden
- Popular Residential Location
- Price: £270,000

## Overview

Situated towards the head of a cul de sac this three bedroomed bay fronted semi detached residence offers ease of access to Thurnby Mead, Rowlatts Mead and Krishna Avanti primary schools and has accommodation which in brief comprises living room, open plan dining kitchen, three bedrooms and fitted family bathroom. To the outside of the property there is a driveway providing off road parking, the rear garden is a particular feature of sale being private, well proportioned and beautifully maintained. There is a Worcester Bosh combination gas fed boiler and uPVC double glazing.

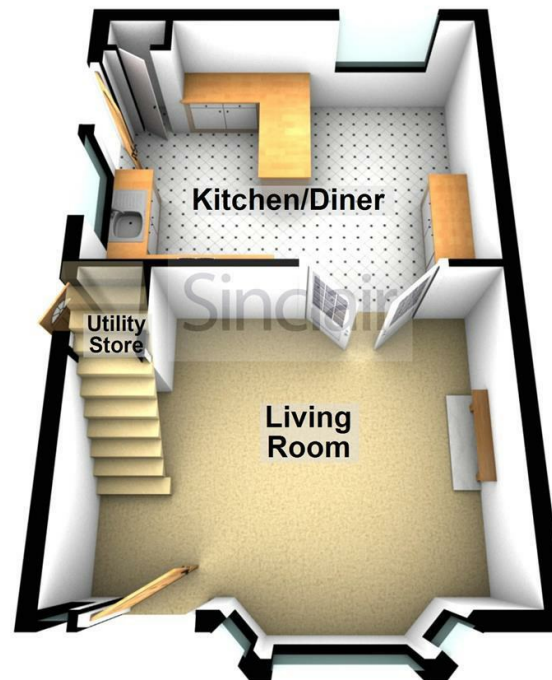
## Location\*\*

Leicester City lies on the River Soar and sits on the fringe of the National Forest. It is located at the intersection of the north/south Midland Main Line and east/west Birmingham/Leicester/Cambridge CrossCountry railway lines and at the confluence of the M1 / M69 motorways and the A46 / A6 trunk routes. The city and metropolitan area is culturally diverse and a major centre of learning. The University of Leicester is famous for the quality of its teaching and research while De Montfort University is very well regarded in many of its specialist fields. The city region also hosts many other notable institutions of higher and further education. East Midlands Airport – 18.8miles, Birmingham Airport – 37miles, Railway Station – Leicester Railway Station, Nearest motorway access – M1(J21) 4miles.



\*\* Distances have been taken from Google maps and are shown as shortest distance by road. These should be taken as approximate figures.

## Ground Floor



## First Floor



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## Detailed Accommodation

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uPVC double glazed entrance door through to the Living Room

### LIVING ROOM

13'7 x 11'11 ( not including bay window ) (4.14m x 3.63m ( not including bay window ) )

uPVC double glazed walk in bay window, radiator, feature fireplace with hearth and matching back wooden sides, over mantle and an inset gas fed fire, additional radiator , stairs accessing the first floor, cloaks hanging space and a further leaded light window. Double doors accessing the re fitted and open plan dining kitchen.

### OPEN PLAN DINING KITCHEN

15'1 x 11'7 (4.60m x 3.53m )

The dining area has a uPVC double glazed window overlooking the garden, radiator, an inset gas fed fire to the chimney breast, open access to the fitted kitchen . The fitted kitchen has a one and a halve bowl single drainer stainless steel sink unit with chrome swan neck style mixer tap over and cupboard under, fitted units to the wall and base, roll edge worksurface and tiled surround , gas hob with extractor fan over, double eye level oven and grill, integrated fridge and freezer, uPVC double glazed window and door to the side elevation .

### FIRST FLOOR

On the first floor landing gives way to three bedrooms and family bathroom, uPVC double glazed window, loft access hatch.

### BEDROOM ONE

15'4 x 10'2 (into bay window) (4.67m x 3.10m (into bay window) )

uPVC double glazed walk in bay window, radiator.

### BEDROOM TWO

11'7 x 8'1 (3.53m x 2.46m )

uPVC double glazed window overlooking the garden, radiator.

### BEDROOM THREE

7'8 maximum x 5'4 minimum x 5'3 (2.34m maximum x 1.63m minimum x 1.60m )

uPVC double glazed window, radiator, built in cabin style bed with storage under and shelving over the stair bulk head.

### BATHROOM

The bathroom is fitted with a white three piece suite comprising panelled bath with chrome mixer shower tap, low flush W.C , pedestal wash hand basin, airing cupboard housing the combination Worcester Bosch gas fed boiler, heated chrome towel rail, tiled splash backs.

### OUTSIDE

The property sits at the head of the cul de sac with a driveway to the front providing off road car standing, low maintenance garden and gated side access leading to the rear. To the side of the property there's a utility cupboard with plumbing for washing machine and electric light .

The rear garden is a particular feature of sale being beautifully maintained, well proportioned and private. There is a patio area to the rear of the property and a shaped lawn beyond, slabbed pathway, variety of mature plants, shrubs and trees . Timber built shed with electric power.

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## Energy Efficiency Rating

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

These particulars do not constitute any part of an offer or contract and although every effort is made to make them accurate, should not be relied upon as statements or representations of fact. Neither the vendor nor Sinclair has any authority to make or give any warranty whatsoever in relation to this property. Intending purchasers must satisfy themselves of the accuracy of all measurements and the function of all appliances and installations

## Fixture & Fittings

All fixtures and fittings as mentioned in the "For Sale" Particulars are included in the sale price.

## Special Note To Buyers

Sinclair Estate Agents have not tested any of the services or installations mentioned in these "For Sale" particulars and cannot provide any guarantee or warranty of their condition. Interested parties should make investigations to confirm the existence/condition of such services/installations to their own satisfaction.

\* Council Tax Band correct at the time of instruction. Taken from Directgov.uk

\*\* All distances have been taken from Google maps and must be taken as approximate.

## Photographs

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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.

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**Sinclair**

15 High Street, Sileby, Leicestershire, LE12 7RX

Tel: 01509 812777

Email: [sileby@sinclairstateagents.co.uk](mailto:sileby@sinclairstateagents.co.uk)