

HUNTERS[®]

HERE TO GET *you* THERE



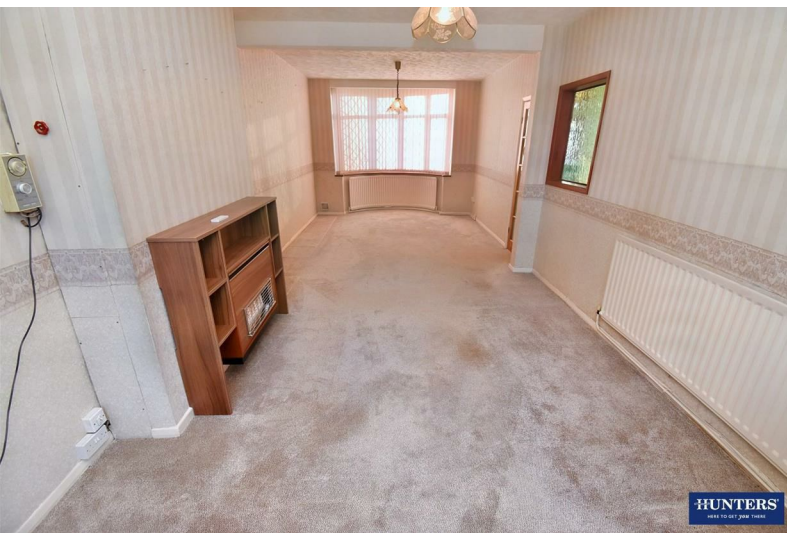
Glenborne Road

Leicester, LE2 6TP

Offers In The Region Of £240,000



Council Tax: C



39 Glenborne Road

Leicester, LE2 6TP

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Porch

Part glazed door, door to hallway.

Hallway

Wooden part glazed door, stairs to first floor, radiator. understairs storage cupboard.

Lounge-dining room

10'7" x 27'5" max (3.23 x 8.36 max)

Double glazed bay window, radiators, wall mounted fire, double glazed patio doors.

Kitchen

14'5" x 8'5" (4.40 x 2.58)

Double glazed window, wall and base units. work surfaces, integrated oven and hob, space for undercounter appliances, breakfast bar, radiator.

Utility

6'2" x 8'3" max (1.90 x 2.53 max)

Two windows, base units with stainless steel sink, part glazed upvc door.

WC

Low level flush wc.

Landing

Window, stairs to ground floor.

Bedroom 1

8'7" x 12'0" (2.64 x 3.67)

Window, built in wardrobes, radiator.

Bedroom 2

8'9" x 13'3" (2.69 x 4.05)

Bay window, radiator, built in wardrobes.

Bedroom 3

6'3" x 7'6" (1.92 x 2.30)

Window, radiator.

Bathroom

6'3" x 6'1" (1.91 x 1.86)

Window, panel bath with shower over, wash hand basin, low level wc, radiator, wall mounted electric heater.

Outside

Fence panelling, lawn, patio paving, block paving, summerhouse, conifer hedge. Walled garden to front with lawn, plants and shrubs, driveway and access to garage.

Material Information - Wigston

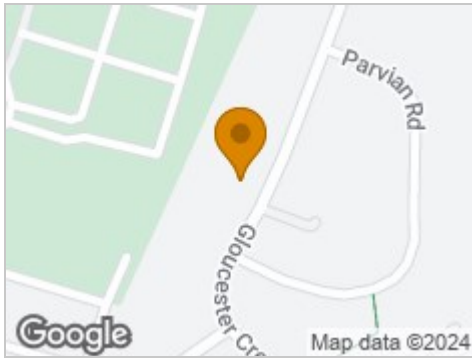
Tenure Type; Freehold

EPC Rating; E

Council Tax Banding; C



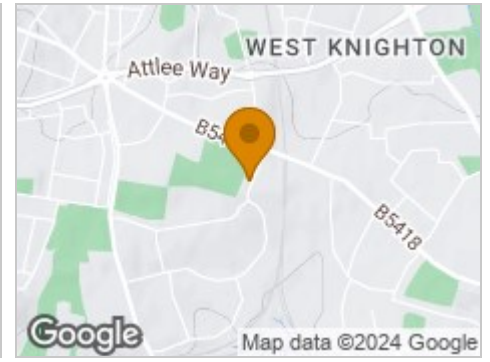
Road Map



Hybrid Map



Terrain Map



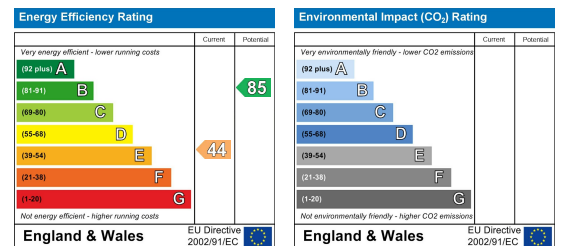
Floor Plan



Viewing

Please contact our Hunters Wigston Office on 0116 366 0660 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.