JUDGE
ESTATE AGENTS

11 SPORTS ROAD, GLENFIELD LE3 8AL

£415,000

FREEHOLD

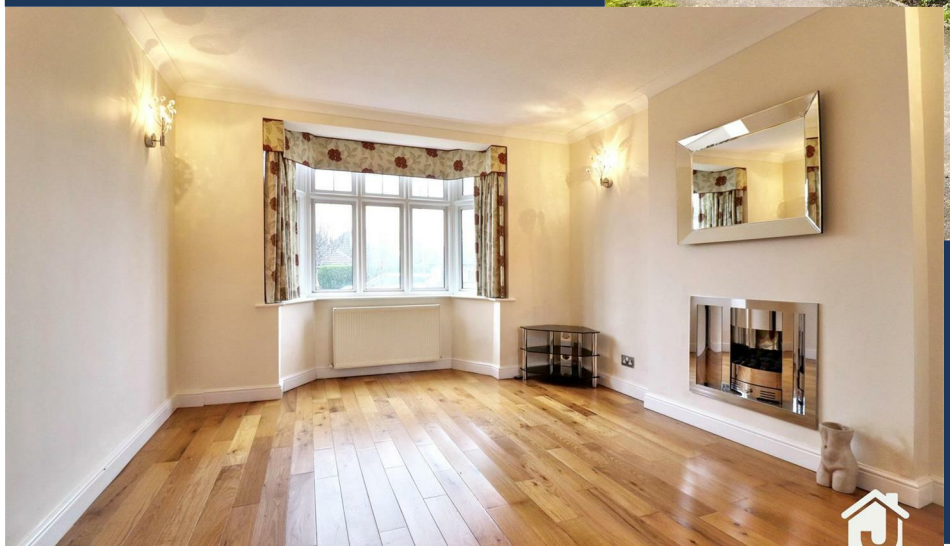
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A UNIQUE AND INDIVIDUAL THREE BEDROOM DETACHED HOUSE FULL OF CHARACTER AND CHARM THAT RESIDES UPON A CORNER PLOT AND BENEFITING AMPLE OFF ROAD PARKING WITH A DETACHED DOUBLE GARAGE. THIS LOVELY HOME APPRECIATES EYE-CATCHING AND STUNNING GARDENS AND INTERNALLY BENEFITS FROM AN ENTRANCE HALL, LIVING ROOM, LOUNGE, DINING ROOM, CONSERVATORY, KITCHEN, WC, FIRST FLOOR LANDING, FIRST FLOOR LANDING, THREE BEDROOMS, STUDY/DRESSING ROOM AND A FOUR PIECE BATHROOM. THIS IMPRESSIVE HOUSE REALLY NEEDS TO BE SEEN TO FULLY APPRECIATE.







ENTRANCE HALL
There are stairs leading up to the first floor landing, radiator, power point and doors that lead to:

LIVING ROOM 15'11 x 11'11
Benefiting from a bay fronted window, radiator, power points and a window to the rear aspect.

LOUNGE 16'4 into bay x 11'5
Having a bay fronted window, radiator, power points, feature fire surround and French doors that lead to:

DINING ROOM 8'11 x 8'6
With a radiator, power points, door to the Kitchen and doors that lead to:

CONSERVATORY 11'7 x 9'10 - 7'8
There are windows to the rear and side aspects, power points and patio doors to the side aspect giving access to the rear garden.

KITCHEN 15'6 - 11'7 x 13'2 - 6'6
Having a range of wall and base units and work surfaces, sink with a mixer tap and drainer, window to the rear aspect, radiator, power points, windows to the rear and side aspects a door to the side aspect accessing the rear garden, door that leads to the Entrance Hall and a door that leads to:

W C
Comprising a low level WC, wash hand basin, heated towel rail and complimentary tiling.

FIRST FLOOR LANDING
There is a power point and doors that lead to:

PRIMARY BEDROOM 13'11 x 10'1 from fitted wardrobes
Benefiting from windows to both the front and rear aspects, radiator, power points and fitted wardrobes and dresser.

BEDROOM 13'4 x 10'5
Having windows to the side and rear aspects, power points and radiator.

BEDROOM 9'7 x 9'3
Having a window to the front aspect, radiator and power points.

STUDY/DRESSING ROOM 6'7 x 5'11
There is a window to the front aspect, radiator and power points.

BATHROOM
Comprising a low level WC, Wash hand basin, free standing bath, walk in shower, window to the rear aspect, complimentary tiling and a radiator and towel rail.

FRONT GARDEN
The front garden appreciates an good harmony of lawn and bordered areas all home to a number of shrubs, plants and trees. There is gated access as well to the rear garden.

REAR GARDEN
There is a brick paved patio area as well as laid to lawn gardens with a number of borders home to a variety of shrubs, plants and trees as well as a Summerhouse. There is a door that gives access to the Garage.

PARKING
Accessed via Unity road there is gated access to off road parking which then in turn leads to:

DETACHED GARAGE 19'8 x 16'3
Benefiting from an electric door and also the facilities of both power and lighting.

GLENFIELD
The sought-after suburb of Glenfield is situated just outside the City of Leicester boundary, to the north-west, and is well known for its popularity in terms of convenience for ease of access to the Leicester City centre and all the excellent amenities therein, as well as the market towns of Hinckley, Market Bosworth, Ashby-de-la-Zouch, Coalville, Loughborough and Melton Mowbray, the adjoining Charnwood and New National Forests with their many scenic country walks and golf courses, the East Midlands International Airport at Castle Donington and the A46\M1\M69 major road network for travel north, south and west.

Glenfield also offers major employment opportunities at County Hall and the Glenfield Hospital specifically and enjoys good local amenities including shopping for day-to-day needs, schooling (the property lies within the catchment area for the Hall Primary School - 'good' last 'Ofsted Report' & Glenfield Primary School - 'good' last 'Ofsted report'), recreational amenities and regular bus services to the Leicester City centre.

VIEWINGS
We always like any potential purchaser to follow our four steps

1) Read property description

2) Look at Floorplan

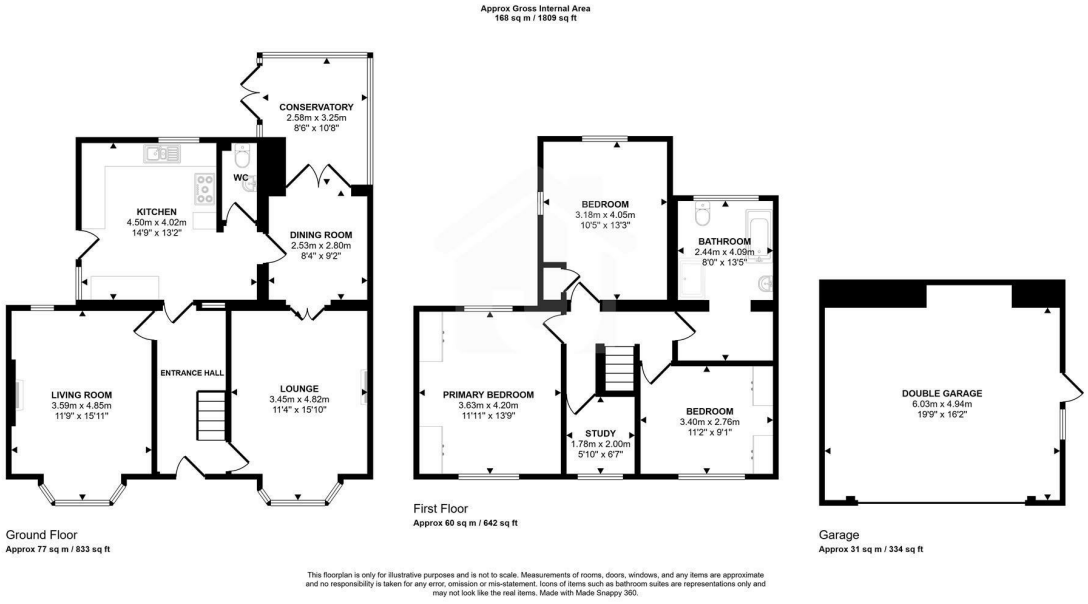
3) Watch our virtual viewing video

4) Please provide and assist proof of affordability

After these stages, we are happy to arrange a viewing suitable to both purchaser and vendor.







LOCATION



MEASUREMENTS

Every care has been taken to reflect the true dimensions of this property but they should be treated as approximate and for general guidance only. This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Snappy 360.

VIEWINGS

Viewings strictly by appointment via Judge Estate Agents.
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1. **Read property description**
2. **Look at floorplan**
3. **Watch our virtual viewing video**
4. **Please provide and assist proof of affordability**

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LET'S TALK

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ZOOPLA rightmove

TERMS & CONDITIONS

Money laundering
In line with current money laundering regulations, prospective buyers will be asked to provide us with photo I.D. (e.g. Passport, driving licence, 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.

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 will be no delay in agreeing the sale.

2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. The measurements indicated are supplied for guidance only and as such must be considered incorrect.

4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

5. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Judge estate agents limited nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.