JUDGE
ESTATE AGENTS

# 8 OVERDALE CLOSE, GLENFIELD LE3 8GR

## OFFERS OVER £360,000
FREEHOLD


0116 236 7000

sales@judgeestateagents.co.uk

judgeestateagents.co.uk

13 The Nook, Anstey, Leicester,
Leicestershire, LE7 7AZ






3 1 2

RESIDING UPON THE HEAD OF A CUL DE SAC AND BEING WITHIN THE HIGHLY REGARDED 'BRANTINGS' WHICH IS PERFECTLY POSITIONED IN BETWEEN GLENFIELD AND GROBY COMES OFFERED FOR SALE THIS THREE BEDROOM DETACHED BUNGALOW. READY FOR THE NEXT OWNER TO MODERNISE AND ADD THEIR OWN VISION TO, THIS LOVELY BUNGALOW IN BRIEF COMPRISES AN ENTRANCE HALL, LIVING ROOM, DINING ROOM, KITCHEN, WC, RECEPTION ROOM, THREE BEDROOMS AND A SHOWER ROOM. OUTSIDE TO THE REAR IS A WELL ESTABLISHED, SPACIOUS GARDEN AND FROM THE FRONT, OFF ROAD PARKING WHICH LEADS TO THE DOUBLE GARAGE. TO VIEW THIS FANTASTIC OPPORTUNITY CONTACT JUDGE ESTATE AGENT AS THERE WILL BE A BLOCK VIEWING WHERE EACH POTENTIAL PURCHASER WILL HAVE ALLOCATED TIME.







**ENTRANCE HALL**
There is a radiator, fitted cupboard and doors that lead to:

**LIVING ROOM 20' x 11'**
Benefiting from a bow fronted window, radiator, power points, feature fire surround and an archway that gives access to:

**DINING ROOM 10' x 9'10**
Having patio doors to the rear garden, radiator, power points and a door that leads to:

**KITCHEN 10' x 9'11**
There are a range of wall and base units with work surfaces, sink with a mixer tap and two basins, pantry, radiator, power points, window to the rear aspect and a door that leads to:

**LOBBY**
With a door to the reception and a door to:

**WC**
Comprising a low level WC and a window to the front aspect.

**RECEPTION 18' - 10' x 16'**
Benefiting from a window to the rear aspect, sink with a mixer tap, plumbing for a washing machine, power points, patio doors to the rear garden, door to the front aspect and a door that leads to the garage.

**BEDROOM 13'11 x 10'10**
With a window to the front aspect, radiator, power points and fitted wardrobes and drawers.

**BEDROOM 11'10 x 10'10**
Having a window to the rear aspect, radiator and power points.

**BEDROOM 10'10 x 6'**
There is a window to the side aspect, radiator and power points.

**SHOWER ROOM**
Comprising a low level WC, wash hand basin, vanity cupboard, walk in shower, radiator and a window to the rear aspect.

**REAR GARDEN**
A mature and well established and maintained garden that appreciates a mainly laid to lawn area as well as a patio and also a shed. There are a number of shrubs and trees around this lovely open space.

**PARKING**
From the front there is off road parking that is accompanied by gravelled borders. The driveway leads to:

**GARAGE 18' x 15'**
Benefiting from an electric up and over door with the facilities of both power and lighting and a window to the rear aspect.

**LOCATION**
The Brantings, a desirable suburb of Leicester ideally positioned between Glenfield and Groby which offers an array of local amenities including shops, schools and supermarkets. Fosse park shopping complex and Meridian business park are both within easy reach of the bungalow. Also having good transport with the ring road close by which offers easy access to the M1, M69, A46 and A50.

**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.

**MEASUREMENTS & FLOORPLANS**
Purchasers should note that if a floor plan is included within property particulars it is intended to show the relationship between rooms and does not reflect exact dimensions or indeed seek to exactly replicate the layout of the property. Floor plans are produced for guidance only and are not to scale. 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.

**ANTI MONEY LAUNDERING**
As part of our legal obligations, we must carry out Anti-Money Laundering (AML) checks on all buyers. 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). A fee of £30 per buyer will be charged to cover the cost of these checks. This fee must be paid before the checks are carried out. Please note that this is an agency fee, not a government charge. We ask for your cooperation in this matter as this information will be required before a sale can be agreed.

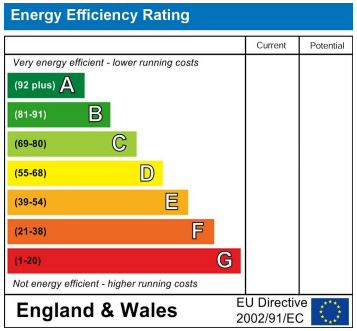
1. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

2. The measurements indicated are supplied for guidance only and as such must be considered incorrect.

3. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we

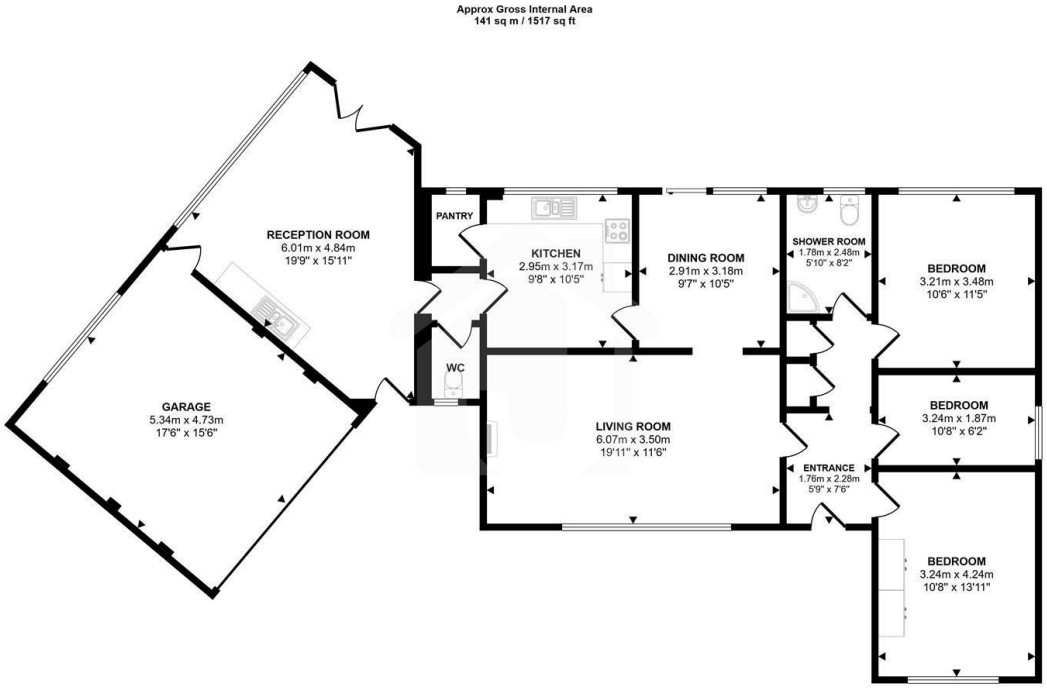













Floorplan

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 Made Snappy 360.

## 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.**
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.

## LET'S TALK

0116 236 7000 judgeestateagents.co.uk sales@judgeestateagents.co.uk 13 The Nook, Anstey, Leicester, Leicestershire, LE7 7AZ

All properties are listed on Rightmove, Zoopla & our website.

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.