



Field Gate Gardens, Glenfield, LE3



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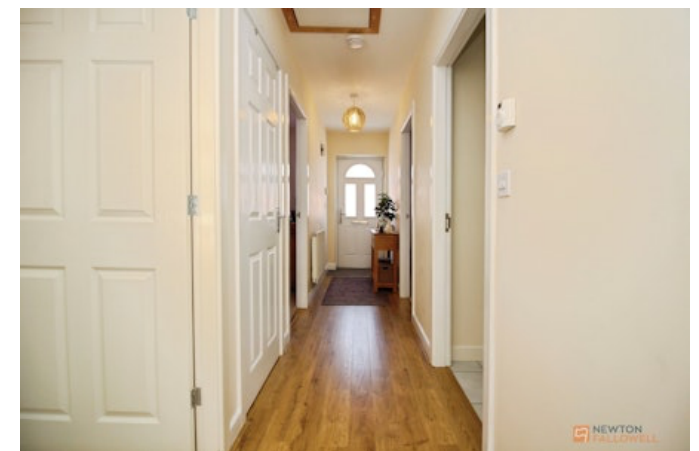
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£270,000



Key Features

- Two double bedrooms
- Semi detached bungalow
- Secure gated development
- Tucked away position with parking for two cars
- Within close proximity to major road links and Glenfield hospital
- Gas central heating & double glazing throughout
- EPC rating TBC





A modern two-bedroom semi-detached bungalow, nestled within an exclusive gated development for the over-55s and ideally positioned close to a wealth of local amenities including a Morrisons supermarket, convenient bus routes, Glenfield Hospital and nearby health centre. Constructed in 2011 to an exceptional standard by respected local builders Messrs Williams, this home offers thoughtfully designed accommodation throughout, featuring gas central heating, UPVC double glazing, and a boarded loft with ladder access. The property comprises a welcoming entrance hall, lounge, a kitchen/diner, two generous double bedrooms, and a well-appointed bathroom complete with both bath and separate shower. Occupying a tucked-away position, the home further benefits from private rear gardens and a driveway providing off-road parking for two vehicles. Offered freehold, this is a rare opportunity and early viewing is highly recommended.

Step inside your new home

Step inside via the front door into a welcoming entrance hallway, setting the tone for the well-planned accommodation beyond. To the front of the property are two double bedrooms, both tastefully presented with carpet flooring. The bathroom is well appointed with a contemporary four-piece suite, comprising a panelled bath, separate shower enclosure, wash hand basin, and WC, complemented by stylish tiling.

At the heart of the home lies a modern kitchen/diner, thoughtfully fitted with a range of units and complementary work surfaces, tiled splashbacks, inset sink and drainer, built-in oven with four-ring hob and extractor hood, as well as space for additional appliances and an integrated fridge. There is ample room for a dining table and chairs, making it an ideal space for both everyday living and entertaining, with a door providing direct access to the garden.

Completing the internal layout is a bright and inviting lounge, finished in neutral tones.

Outside

Occupying a tucked away position at the end of this sought after development, the plot offers a driveway providing off road parking. Gated access to the side leads to a particularly private rear garden not overlooked from beyond. Mainly laid to lawn, there is fencing to boundaries and a patio area adjacent to the home.

Location

The highly sought-after suburb of Glenfield lies just to the north-west of Leicester, offering an exceptional balance of suburban tranquillity and excellent connectivity. Renowned for its convenience, Glenfield provides easy access to Leicester city centre and its extensive range of amenities, while also being ideally positioned for nearby market towns including Hinckley, Market Bosworth, Ashby-de-la-Zouch, Coalville, Loughborough and Melton Mowbray.

The area is perfectly placed for enjoying the natural beauty of the surrounding countryside, with the nearby Charnwood Forest and National Forest offering scenic walks and leisure opportunities, alongside a selection of well-regarded golf courses. For those needing to travel further afield, East Midlands Airport is within easy reach, as are major road links including the M1, M69 and A46, providing excellent connectivity across the region.

Tenure & Council Tax

We understand the property to be freehold with vacant possession upon completion.

PLEASE NOTE: There is a charge for the upkeep of the region of the development. We have been advised that this is in the region of £400.00 to be checked via your conveyancer.

Blaby - Tax Band B. Please be advised that when a property is sold, local authorities reserve the right to re-calculate the council tax band.

Viewing Arrangements

Viewings are strictly by appointment only.

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Making an Offer

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Agents Note

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Referrals

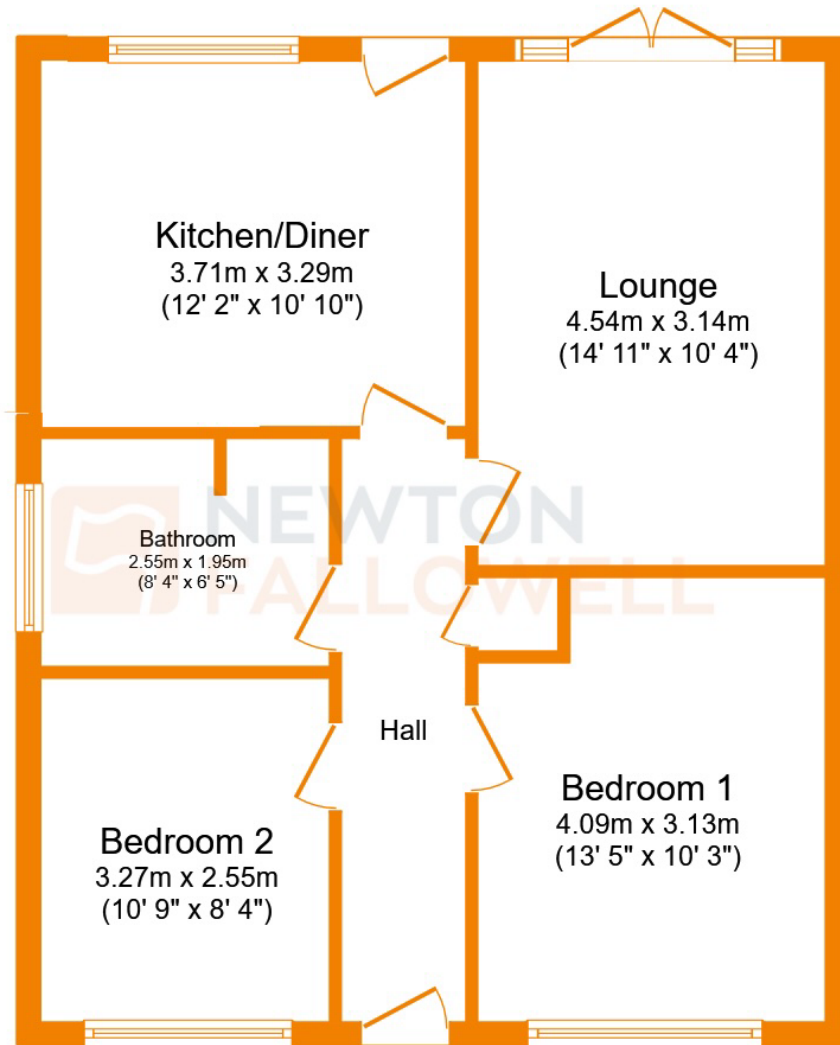
Newton Fallowell and our partners provide a range of services to our vendors and purchasers, although you are free to choose an alternative provider. We can refer you to MAB to help with finances, we may receive a referral fee if you take out a mortgage through him. If you require a solicitor to handle 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 energy assessor and we will receive a referral fee should you use their services. If you require more information regarding our referral programmes, 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.







Floor Plan

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

