



**3 ERNEE
CLOSE, GLENFIELD LE3
8FW**

**£245,000
FREEHOLD**

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



JUDGE ESTATE AGENTS ARE HAPPY TO OFFER TO THE MARKET THIS WELL PRESENTED TWO BEDROOM SEMI-DETACHED BUNGALOW THAT IS LOCATED WITHIN A CUL-DE-SAC AND OFFERED FOR SALE WITH NO UPWARD CHAIN. IN BRIEF THIS LOVELY PROPERTY APPRECIATES AN ENTRANCE HALL, LIVING ROOM, CONSERVATORY, KITCHEN, TWO BEDROOMS AND A BATHROOM. OUTSIDE THERE IS A WELL ESTABLISHED GARDEN AS WELL AS OFF ROAD PARKING AND A GARAGE. VIEWING RECOMMENDED TO APPRECIATE.



ENTRANCE HALL

There is a built in cupboard, radiator and doors that lead to:

LIVING ROOM 15'9 x 11'7 - 10'7

Benefiting from a radiator, power points, feature fire surround, door to the Kitchen and also there is access to:

CONSERVATORY 9'10 x 8'8

With windows to the side and rear aspects, power points, electric storage heater and patio doors to the rear garden.

KITCHEN 10'1 x 7'8

Having a range of wall and base units with work surfaces, sink with a mixer tap, plumbing for a washing machine, windows to the side and rear aspects, power points and a door to the rear accessing the rear garden.

BEDROOM 10'7 x 8'8

There is a bow fronted window, radiator, power points and fitted wardrobes.

BEDROOM 13'8 x 7'8 - 6'6

Benefiting from a window to the front aspect, radiator and power points.

BATHROOM

Comprising a low level WC, wash hand basin, bath, complimentary tiling, radiator and a window to the side aspect.

REAR GARDEN

A well established garden that appreciates a patio that leads onto a mainly laid to lawn garden with borders home to a number of shrubs and plants.

PARKING

There is Off Road Parking that leads alongside this lovely Bungalow that also leads to:

GARAGE 17' x 9'2

Benefiting from an up and over door with a window and door to the side aspect.

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 Hal 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.

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.

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 WHATSOEVER IN RELATION TO THIS PROPERTY.

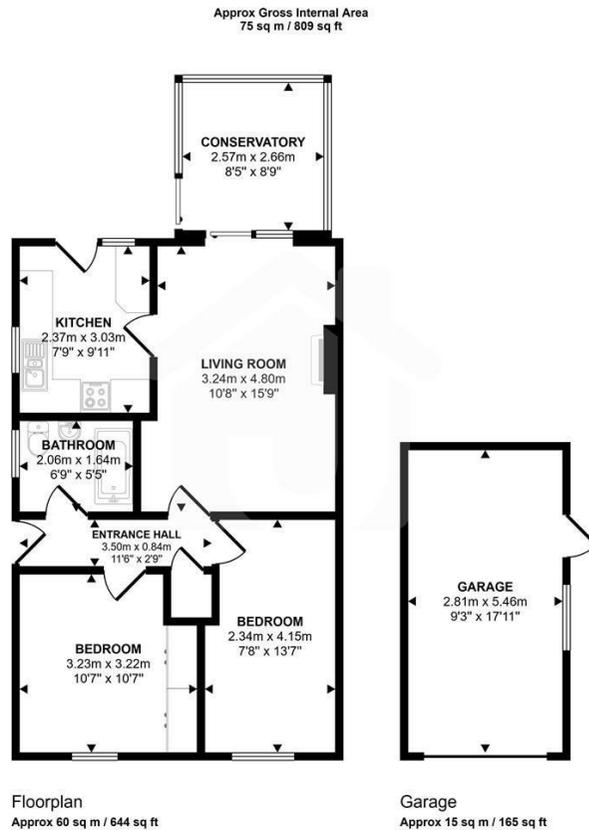


LOCATION



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Viewings strictly by appointment via Judge Estate Agents.

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LET'S TALK



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

ZOOPLA

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TERMS & CONDITIONS

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