



**5 PLOWMAN
CLOSE, GLENFIELD LE3
8BW**

£395,000
FREEHOLD



0116 236 7000



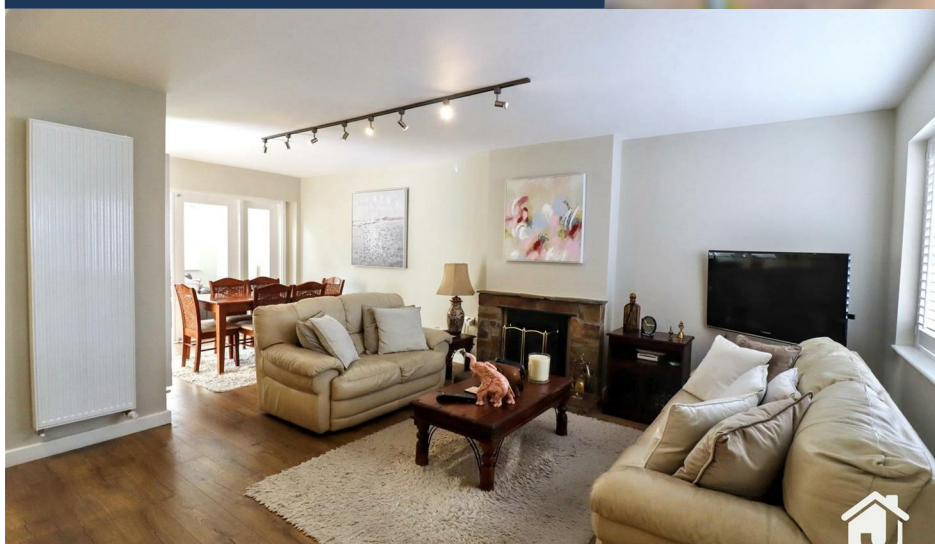
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13 The Nook, Anstey, Leicester,
Leicestershire, LE7 7AZ



THIS IMMACULATELY PRESENTED AND EXTENDED THREE BEDROOM DETACHED HOUSE THAT RESIDES WITHIN A CUL-DE-SAC POSITION MUST BE VIEWED TO FULLY APPRECIATE. AS YOU ENTER THIS IMPRESSIVE HOME TO THE ENTRANCE HALL THERE ARE DOORS LEADING TO THE WC AS WELL AS AN OPEN LIVING/DINING AND KITCHEN AREA HAVING WOODEN STAIRCASE AND EXPOSED BRICK WORK TO ADD FOR EYE-CATCHING FEATURES. THERE IS ALSO A SNUG AREA AND STUDY AND UP ON THE FIRST FLOOR, THREE BEDROOMS AND A LOVELY SHOWER ROOM. OUTSIDE TO THE REAR, THERE IS A STUNNING LANDSCAPED TIERED GARDEN AND FROM THE FRONT IS OFF ROAD PARKING. PLEASE CONTACT JUDGE ESTATE AGENTS FOR FURTHER INFORMATION ON THIS WONDERFUL HOME.



ENTRANCE HALL

There is a Velux window and doors that lead to both the Living Room area and a door that leads to:

WC

Comprising a low level WC, wash hand basin, window to the front aspect and a heated towel rail.

LIVING/DINING AREA 22'5 - 13'9 x 17'8 - 9'

Benefiting from a window to the front aspect, radiator, power points, feature fire surround, door to the Study, doors to the Snug area as well as this lovely area leading through to:

KITCHEN AREA 20' x 7'7 - 7'

Having a range of wall and base units and work surfaces, sink with a mixer tap, integral oven, grill and microwave as well as hob and extractor, two windows to the front aspect, Velux window, breakfast bar that can be moved and there is also an exposed brick wall feature with wooden staircase taking you up to the first floor landing.

SNUG 10'6 x 7'5

With windows to the rear aspect, electric Velux windows, radiator and power points.

STUDY 9'4 maximum x 8'3

There are patio doors to the rear aspect, power points, radiator and fitted cupboard.

FIRST FLOOR LANDING

There is access to the loft which is part boarded with shelving & also there are skylights. Back to the entrance hall there are power points, window to the side aspect and doors that lead to:

BEDROOM 11'6 x 9'5

Benefiting from a window to the rear aspect, radiator, power points and fitted wardrobes.

BEDROOM 11'6 x 9'5

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

BEDROOM 7' maximum x 7'6

With a window to the front aspect, radiator, power points and fitted wardrobes.

SHOWER ROOM

Comprising a low level WC, two wash hand basins, walk in shower, heated towel rail, complimentary tiling and a window to the rear aspect.

REAR GARDEN

A lovely and eye-catching garden that is tiered with paved seating areas, borders home to a number of shrubs, plants and trees.

PARKING

From the front there is off road parking and then steps leading up to the entrance with established borders home to shrubs and plants.

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.

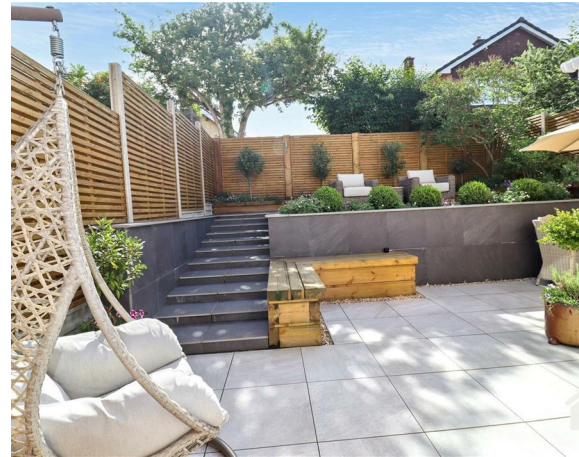
MEASUREMENTS & FLOORPLANS

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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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.



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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.



TERMS & CONDITIONS

Money laundering

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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.