

# FOR SALE

## The Balk Glenfield, Leicester LE3 8BL



### ASKING PRICE: £450,000

- A Beautifully Presented & Extended Semi-Detached Home Built To A High Standard
- Located Within The Sought After Area of Glenfield
- Offered With No Chain
- Solid Oak Flooring, Air Conditioning, Double Glazing & Gas Central Heating
- Entrance Hall, Lounge, Dining Room, Family Room, Kitchen, Utility Room & WC
- Four Bedrooms, En-suite Shower Room, Dressing Room, Shower Room & Bathroom
- Integral Garage & Driveway Providing Off Road Parking & Rear Garden With Summerhouse



## Location

This property is located on Balk Road, which is off Station Road and near to the Groby Road and Leicester Road roundabout, in the sought after area of Glenfield. Nearby amenities include Morrisons Supermarket which is within a 2-minute walk, Glenfield Library, a variety of pubs and restaurants including The Forge Inn and The Nags Head, Opticians and much more. The area benefits from easy access to the M1.

## Description

A beautifully presented and extended four-bedroom semi-detached home, built to the highest standard, in the sought after area of Glenfield, offering a versatile living space which is well suited to families.

The accommodation comprises; entrance hall, a superb lounge with a feature fireplace, dining room, family room which overlooks the rear garden, a well-appointed kitchen complimented by a separate utility room which provides ample storage and practicality. To the first floor, a spacious master bedroom with an en-suite, three further bedrooms, dressing room, shower room and a family bathroom. Externally, the property benefits from a large block paved driveway providing off road parking for three to four vehicles, a woodhouse and access to an integral garage offering excellent potential for use as a workshop or additional storage. To the rear, a substantial and well-maintained garden with a private and sunny outlook with a summer house.

## Agents Note

The loft has been boarded and comes with a ladder, there is a fire and smoke alarm system, air conditioning throughout, combi boiler, solid oak flooring to the ground floor and stairs, and access to wiring and plumbing.

## Accommodation

All measurements are approximate:

### Hallway

Door to front, radiator, power points, pendant light fittings, stairs to first floor.

### Lounge - 23' 5" x 11' 6" (7.13m x 3.50m)

Double glazed window to front, fireplace, radiator, power points, pendant light fittings, double doors to dining room.

### Formal Dining Room - 12' 1" x 11' 6" (3.68m x 3.50m)

Radiators, power points, pendant light fitting, open to a further lounge.

### Family Room - 21' 9" x 10' 10" (6.62m x 3.30m)

Two double glazed sliding doors to the rear with double-glazed full-length windows, Velux skylight, bioethanol fuelled indoor fireplace, radiators, power points, spotlights, open to kitchen.

### Kitchen - 12' 1" x 10' 3" (3.68m x 3.12m)

Double glazed window to side, wall mounted units, base units and drawers set beneath a quartz worktop, island in the middle, five burner gas hob with extractor fan over, integrated grill and oven, stainless steel sink with hot and cold mixer tap, tile splashback surrounds, power points, spotlights, door to utility room.

### Utility Room - 6' 2" x 3' 8" (1.88m x 1.12m)

Door to side, shelving, plumbing for washing machine and dishwasher, power points, pendant light fitting.

### Cloakroom WC - 6' 3" x 2' 8" (1.90m x 0.81m)

Double glazed window to front, low level WC, pedestal wash hand basin, pendant light fitting, access to garage.

### Integral Garage - 19' 1" x 11' 10" (5.81m x 3.60m)

With light and power, door to rear garden, double doors to driveway.

## First Floor Landing

### Bedroom One - 19' 1" x 11' 10" (5.81m x 3.60m)

Double glazed window to front, radiators, power points, pendant light fittings, door to en-suite.

### En-suite Shower Room

Shower cubicle, low level WC, pedestal wash hand basin with mixer tap, tile splashback surrounds, radiator, pendant light fitting.

### Bedroom Two - 16' 6" x 10' 3" (5.03m x 3.12m)

Double glazed window to front, radiator, power points, pendant light fitting.

### Bedroom Three - 18' 11" x 11' 7" (5.76m x 3.53m)

Double glazed window to rear, radiator, power points, pendant light fitting.

### Bedroom Four - 11' 11" x 11' 7" (3.63m x 3.53m)

Double glazed window to rear, radiator, power points, pendant light fitting.

### Dressing Room - 7' 4" x 4' 2" (2.23m x 1.27m)

Power points, pendant light fitting, door to shower room.

### Shower Room - 7' 4" x 4' 7" (2.23m x 1.40m)

Shower cubicle, low level WC, wash hand basin with mixer tap, tile splashback surrounds, pendant light fitting, door to dressing room.

### Bathroom - 7' 4" x 5' 10" (2.23m x 1.78m)

Double glazed window to side, panelled bath with shower screen, low level WC, pedestal wash hand basin with mixer tap, tile splashback surrounds, radiator, pendant light fitting.

## Outside

To the front of the property, a generous block paved driveway offering ample off-road parking for 3-4 vehicles and a woodhouse. To the rear of the property, a well maintained and large rear enclosed garden comprising of a mix of patio and lawn space with a summerhouse.

## Tenure

Freehold.

## EPC

Band C.

## Council Tax

The property falls within Band B.

## Services

The services, fittings and appliances (if any) have not been tested by the agents.

## Local Authority

Blaby District Council.

## Kal Sangra, Shonki Brothers Ltd

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GROUND FLOOR



1ST FLOOR



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