Kal Sangra
SHONKI BROTHERS

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FOR SALE

Treaty Road
Glenfield, Leicester
LE3 8LU



OFFERS OVER: £500,000

- An Impressive, Four Bedroom Detached Bungalow Occupying a 0.27 Acre Plot
- Located In The Popular Area of Glenfield, Near To An Array of Everyday Amenities
- Offered With No Upward Chain
- Gas Central Heating & Double Glazing
- Potential Development Opportunity Subject To Planning Permission & Building Regs.
- Entrance Hall, Lounge, Kitchen, Utility Room, 4 Bedrooms (Master with En-suite), Bathroom, Shower Room, Office & Separate WC
- Large Detached Double Garage, Driveway With Ample Off-Road Parking For 8-10 Vehicles & Large Rear Garden
- Ideal Family Home







Location
This property is located on Treaty Road, which is between Tournament Road and Liberty Road, in the popular area of Glenfield. The area benefits from a range of everyday amenities including; Morrisons, Tesco Express, local schooling, health centres, recreational facilities and much more. Glenfield is approximately 4.5 miles from Leicester City Centre and is situated close to nearby motorway links such as the M1 and M69.

Description
Occupying a substantial plot of approximately 0.27 acres, this impressive four-bedroom detached bungalow offers spacious accommodation, generous outdoor space, and excellent potential for development subject to planning permission. Equally, the garage has potential to be converted to an outdoor annexe (subject to building regulations).

The accommodation comprises; an entrance hall with access to all rooms, a spacious lounge featuring a fireplace and sliding doors which open out onto the rear patio, a well-appointed kitchen with integrated appliances and ample space for dining, a utility room providing additional storage, a lobby which leads to a separate WC and office which is ideal for home working, four well-proportioned bedrooms, including the master bedroom which benefits from its own en-suite shower room, and a separate family bathroom and shower room.

Externally, the property benefits from a large driveway providing off road parking for 8-10 vehicles and access to a large detached double garage suitable for workshop/storage use, whilst the rear garden comprises a paved patio area and extensive lawn space.

This property is well suited to families, benefits from gas central heating and double glazing and is offered with no upward chain.

Accommodation
All measurements are approximate:

Entrance Hall
Door to side, access to all rooms, radiator, power points, pendant light fitting.

Lounge - *25' 9" x 11' 9" (7.84m x 3.58m)*
Double glazed door to rear, double glazed window to side, gas fireplace, radiators, power points, pendant light fitting.

Kitchen - *11' 10" x 11' 9" (3.60m x 3.58m)*
Double glazed window to rear and side, wall mounted units, base units and drawers set beneath a quartz worktop, stainless steel sink with mixer tap, five burner gas hob with extractor fan over, electric oven, integrated dishwasher and fridge freezer, power points, pendant light fitting, door to lobby and door to utility room.

Lobby
With access to WC, office and rear garden.

Office - *7' 9" x 8' 0" (2.36m x 2.44m)*
Double glazed window to side, radiator, power points, pendant light fitting.

WC - *4' 7" x 2' 11" (1.40m x 0.89m)*

Utility Room - *7' 8" x 5' 0" (2.34m x 1.52m)*
Double glazed window to side, wall mounted units, base units and drawers, plumbing for washing machine, power points, pendant light fitting.

Bedroom One - *12' 0" x 11' 10" (3.65m x 3.60m)*
Double glazed window to front, radiator, power points, pendant light fitting, door to en-suite shower room.

En-suite - *8' 2" x 2' 5" (2.49m x 0.74m)*
Shower cubicle, WC, radiator, pendant light fitting.

Bedroom Two - *11' 9" x 10' 11" (3.58m x 3.32m)*
Double glazed window to front, radiator, power points, pendant light fitting.

Bedroom Three - *12' 3" x 8' 4" (3.73m x 2.54m)*
Double glazed window to side, built in cupboard, radiator, power points, pendant light fitting.

Bedroom Four - *9' 0" x 8' 2" (2.74m x 2.49m)*
Double glazed window to side, radiator, power points, pendant light fitting.

Bathroom - *8' 10" x 8' 2" (2.69m x 2.49m)*
Double glazed window to side, free standing bath with mixer tap, low level WC, wash hand basin with mixer tap, shower, wall mounted mirror, radiator, spotlights.

Shower Room - *7' 9" x 3' 3" (2.36m x 0.99m)*
Shower cubicle, pendant light fitting.

Outside
To the front of the property, ample off-road parking for 8-10 vehicles, with access to a large detached double garage with light and power, suitable for use as a workshop or for storage space. To the rear, a generous enclosed garden comprising a paved patio area and lawn space.

Agents Note
These photos have been enhanced by AI.

Tenure
Freehold.

EPC
Pending.

Council Tax
The property falls within Band E.

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

Local Authority
Blaby District Council.

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GROUND FLOOR



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