

51 Wellesbourne Drive, Glenfield, LE3 8PP

Asking price
£285,000

51 Wellesbourne Drive, Glenfield, LE3 8PP
£285,000 Freehold

ENTRANCE PORCH
There is a door that leads to:

ENTRANCE HALLWAY
With stairs leading up to the first floor landing, radiator, window to the side aspect, power point and doors that lead to:

LIVING ROOM
16'10 x 11'10
Benefiting from a bow fronted window, radiator, power points, feature fire surround and an archway leading through to:

DINING ROOM AREA
9'8 x 9'2
With patio doors to the rear aspect, radiator, power points and access to:

KITCHEN
13'8 - 9'9 x 8'2
Having a range of wall and base units with work surfaces, sink with a mixer tap and drainer, Pantry, radiator, power points, window to the rear aspect and a door to the side aspect accessing the side of the property.

FIRST FLOOR LANDING
There is a window to the side aspect, power point, loft access and doors that lead to:

PRIMARY BEDROOM
14'1 x 10'10
Benefiting from a window to the front aspect, radiator, power points and a built in cupboard.

BEDROOM
12'1 x 12'
Having a window to the rear aspect, radiator, power points and an airing cupboard.

BEDROOM
7'7 x 7'
With a window to the side aspect, radiator, power points and porthole window to the front aspect.

SHOWER ROOM
Comprising a low level WC, wash hand basin, walk in shower, complimentary tiling, radiator and a window to the rear aspect.

REAR GARDEN
There is a brick paved patio that then leads onto a mainly laid to lawn garden with borders home to a number of shrubs and plants as well as trees.

PARKING
From the front there is brick paved off road parking that leads alongside the property to:

GARAGE
18'3 x 8'3
Benefiting from a window to the rear aspect and the facilities of both power and lighting.







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.

ANTI MONEY LAUNDERING

As part of our legal obligations, we must carry out Anti-Money Laundering (AML) checks on all buyers. 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). A fee of £30 per buyer will be charged to cover the cost of these checks. This fee must be paid before the checks are carried out. Please note that this is an agency fee, not a government charge. We ask for your cooperation in this matter as this information will be required before a sale can be agreed.

1. 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.

2. The measurements indicated are supplied for guidance only and as such must be considered incorrect.

3. 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.

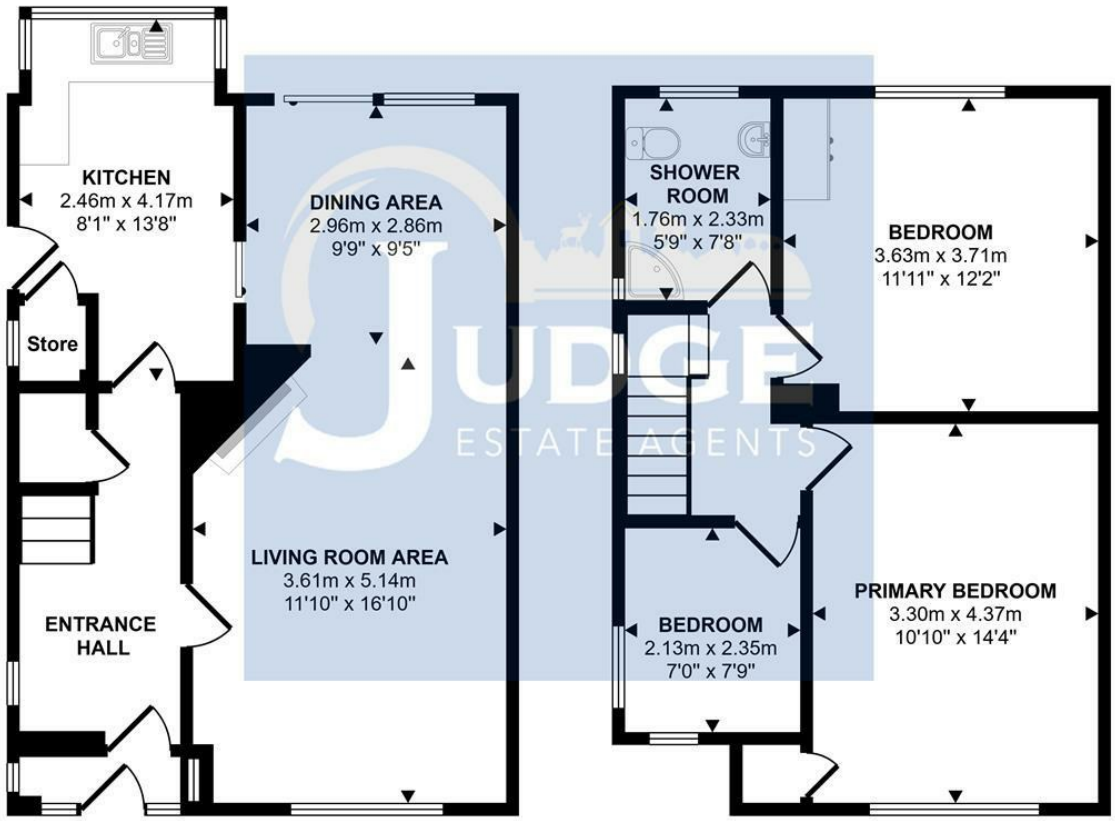






4. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. JUDGE ESTATE AGENTS LIMITED NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

Approx Gross Internal Area
91 sq m / 983 sq ft



Ground Floor
Approx 47 sq m / 508 sq ft

First Floor
Approx 44 sq m / 475 sq ft

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 Made Snappy 360.

Viewings strictly by appointment via Judge Estate Agents

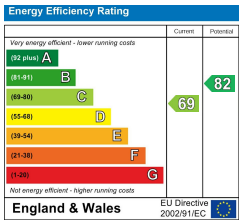
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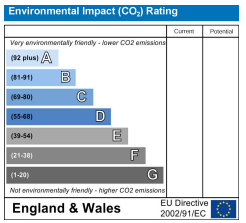
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WE ARE NOT ONLY YOUR LOCAL ESTATE AGENT, WE ARE ALSO YOUR NEIGHBOUR

PROUD TO SELL HOMES IN THE VILLAGES WE LIVE IN AND LOVE