



Glebelands road, Leicester, LE4



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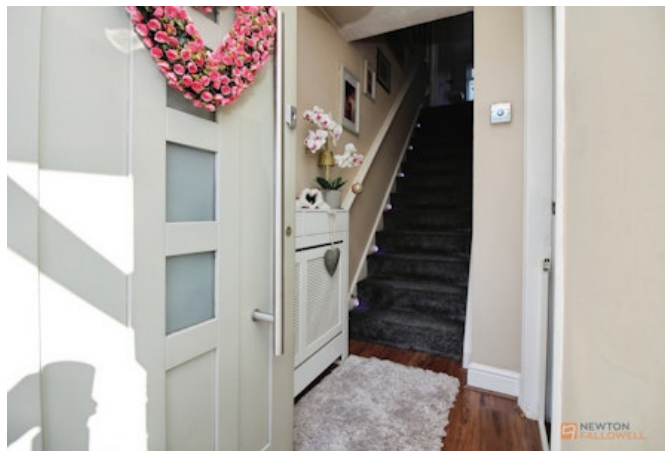
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£299,950



Key Features

- Three bedroom semi detached home
- Perfect for growing families
- Occupying a set back position
- Open plan kitchen diner, utility & ground floor WC
- Popular residential location
- Modern fitted shower room
- EPC rating TBC
- Freehold





Enjoying a desirable set back position, this three bedroom semi detached property boasts off road parking and a mainly laid to lawn garden to the rear perfect for outdoor entertaining and sitting. Ideal for first time buyers or growing family, this home is ideally located for swift access to the motorways networks, local schooling and amenities offered by nearby villages including Birstall and Thurcaston. Benefiting from gas central heating and double glazing, the layout in brief comprises an entrance hall, lounge, kitchen diner, utility room, guest WC and conservatory. To the first floor there are three bedrooms and a family bathroom. An internal viewing is strongly recommended.

Welcome to your new home

Upon entering the home, you are welcomed by a spacious entrance hall with a staircase rising to the first floor. From here, a door leads into the reception room, featuring wood-effect flooring and a central fireplace that creates a warm focal point.

The property opens up into a bright and airy open-plan kitchen and dining area, fitted with a range of wall and base units, complementary work surfaces, soft-closing drawers, and tiled splashbacks. The kitchen is well-equipped with space for a range cooker, an extractor hood, a sink with drainer, and room for two additional appliances.

From the kitchen, there is open access to a practical utility room, providing extra storage and appliance space. This area also offers access to a convenient guest WC and French doors that open out onto the garden.

Completing the ground floor is a conservatory, offering additional versatile living space with pleasant views over the garden, ideal for relaxing or entertaining.

Moving upstairs

Ascend to the first floor, a landing provides access to three bedrooms, the master bedroom benefiting from built in

wardrobes. The third bedroom features a fitted ladder rising to boarded loft space, with a velux window and carpet flooring.

Completing the upstairs layout is the modern shower room fitted with a three piece suite comprising a shower cubicle, wash basin and WC, with a heated towel rail.

Outside

Set back from the road and accessed via share driveway, the front of the property offers a driveway providing off road parking with a low maintenance garden alongside. There is an attached garage provided using storage only, with internal access to the property.

To the rear is a mainly laid to lawn garden with a patio area and fencing to boundaries.

Location

Thurcaston is well known for its popularity in terms of convenience for ease of access to the afore-mentioned City centre, as well as the market towns of Loughborough, Melton Mowbray, Ashby-de-la-Zouch and Coalville, the East Midlands International Airport at Castle Donington, the A46\M1\M69 major road network for travel north, south and west, and the adjoining Charnwood and New National Forests with their many scenic country walks and golf courses.

The adjacent village of Birstall offers a good range of local amenities including shopping for day-to-day needs, schooling for all ages, a wide variety of recreational amenities including a fine eighteen hole parkland golf course at the Birstall Golf Club, and regular bus services to the Leicester City centre.

Tenure & Council Tax

We understand the property to be freehold with vacant possession upon completion. Leicester City Council - Tax Band C. Please be advised that when a property is sold, local authorities reserve the right to re-calculate the council tax band.

Viewing Arrangements

Viewings are strictly by appointment only.

Need Independent Mortgage Advice?





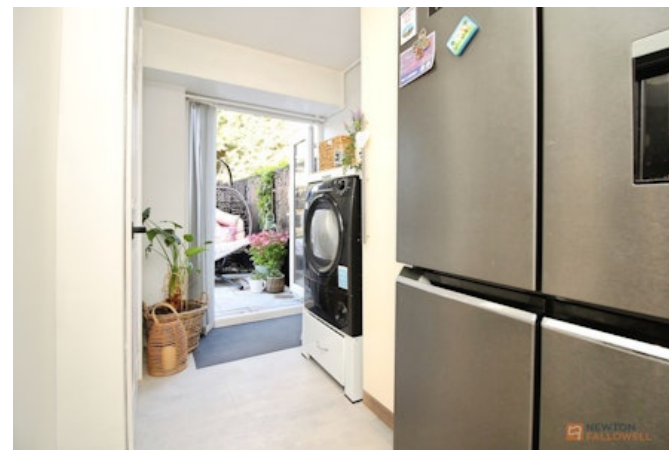
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Making an Offer

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Agents Note

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Referrals

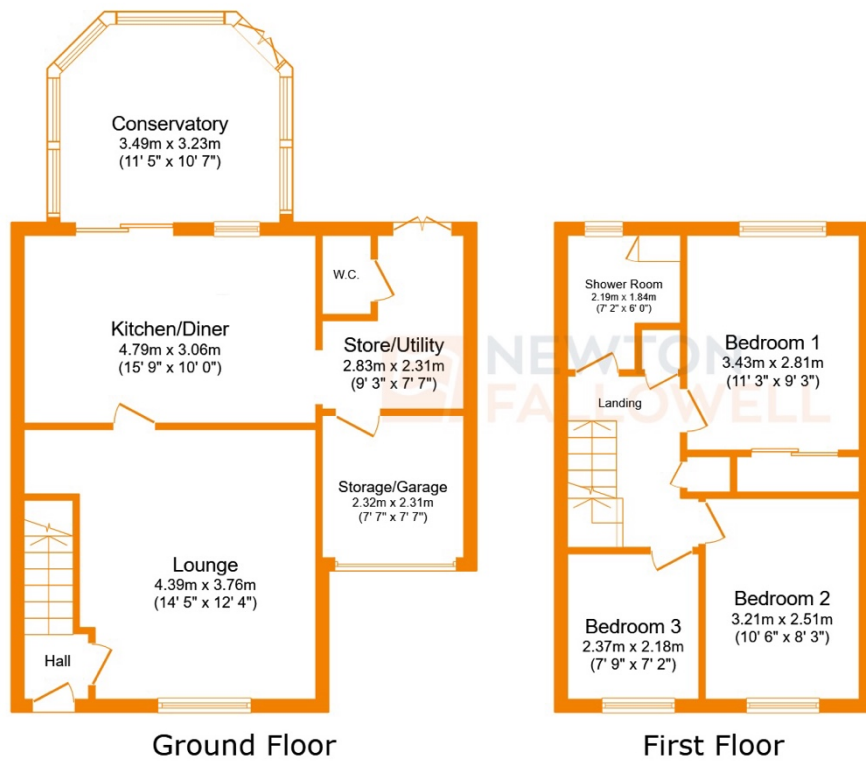
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Free Property Valuations

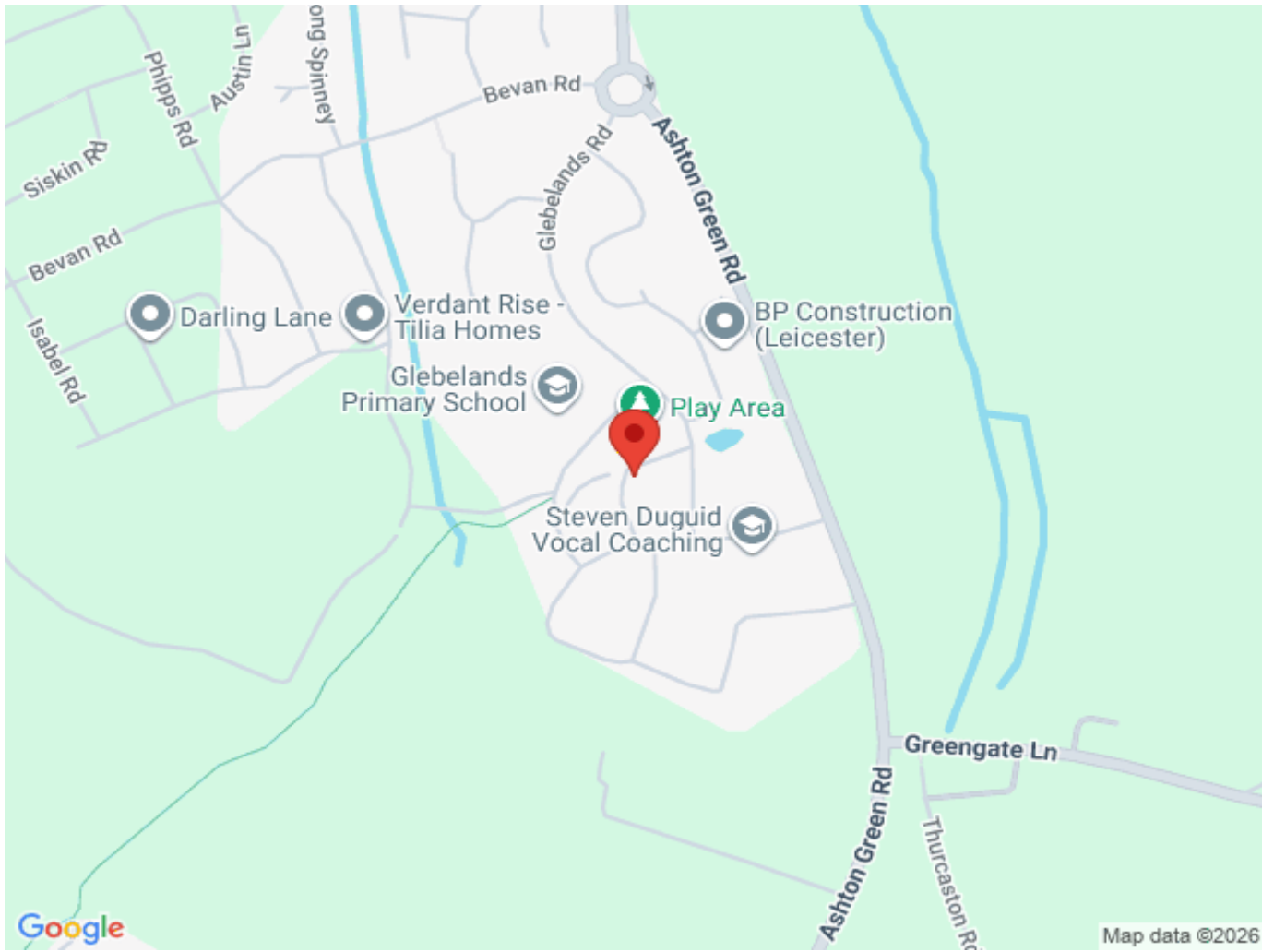
If you have a house to sell then we would love to provide you with a free no obligation valuation.







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 **NEWTON FALLOWELL**

0116 366 5666
lfe@newtonfallowell.co.uk