

7 Kirby Road, Glenfield - LE3 8DF

Guide Price £299,950

NEWTON FALLOWELL

The Property Ombudsman

7 Kirby Road

Glenfield, Leicester

Totally transformed and completely renovated, from a dated house to a fabulous contemporary abode, this refurbished detached home would make an ideal for growing families and must be viewed in person to be truly appreciated. Benefiting from gas central heating and double glazing, the well proportioned layout boasts an entrance hallway, lounge diner and modern fitted kitchen. Upstairs you will find two double bedrooms and a contemporary bathroom. Occupying a set back position, the plot offers parking to the front giving access to the integral garage. A particular highlight of the home is the mainly laid to lawn rear garden not overlooked from beyond. An immediate viewing comes highly recommended.

Council Tax band: D

Tenure: Freehold

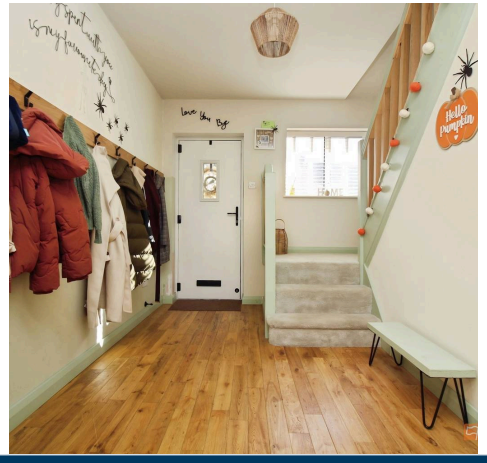
EPC Energy Efficiency Rating: D

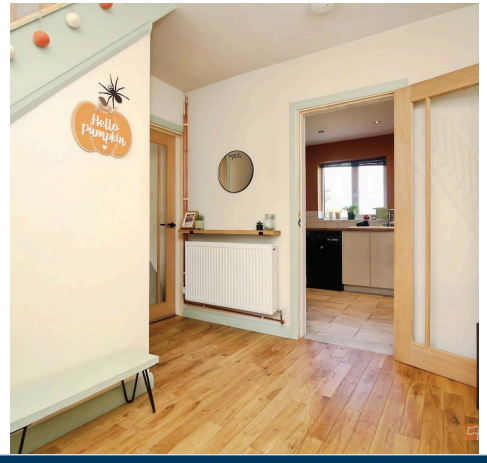
EPC Environmental Impact Rating: E

- Two double bedrooms
- Modernised detached dormer bungalow
- Contemporary fitted kitchen
- Lounge with feature burner and dual aspect glazing
- Sought after village location
- Ideally located for access to major road links
- Need independent mortgage advice? Get in touch today!
- Tenure - Freehold / Tax Band D
- EPC Rating D
- Viewings strictly by appointment only!















Welcome to your new home

Upon entering the property, a welcoming porch leads through to an entrance hallway, setting the tone for the accommodation beyond. The light and airy open-plan lounge and dining area provides an ideal space for both relaxing and entertaining, featuring a charming multi-fuel-burning stove and patio doors opening onto the rear garden, creating a seamless connection between indoor and outdoor living. The modern breakfast kitchen has been thoughtfully designed to combine style and practicality. It is fitted with a range of wall and base units complemented by wood work surfaces and brick-effect tiled splashbacks. Further features include a Hotpoint oven, hob with extractor hood above, a breakfast bar and space for appliances, making this a functional and sociable heart of the home.

Moving upstairs

Ascending to the first floor, the light and airy landing provides access to two well-proportioned double bedrooms, one of which benefits from built-in storage. Completing the first-floor accommodation is the modern family bathroom, fitted with a bath with shower over and glass screen, pedestal wash basin and WC. The bathroom is finished with stylish brick-effect tiling and attractive herringbone-style flooring, creating a contemporary and elegant space.

Outside

Externally, the property occupies a set back position with a driveway to the front providing convenient off-road parking and giving access to the integral garage. To the rear, a superb split-level garden offers an ideal space for relaxing and entertaining. A paved patio provides the perfect setting for outdoor dining, with steps leading up to a lawned area, framed by mature trees and enjoying attractive views across the surrounding fields.

Location

Situated on the western outskirts of Leicester, Glenfield is a popular village offering a welcoming community atmosphere and a range of local amenities. The original village centre features a selection of shops, with further excellent shopping facilities and schooling available nearby. For commuters, Glenfield is ideally positioned for convenient access to the A50 and A46, providing links to the M1 motorway. The village is also particularly well suited to those working at County Hall or Glenfield Hospital, both of which are located nearby.

Tenure & Council Tax

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

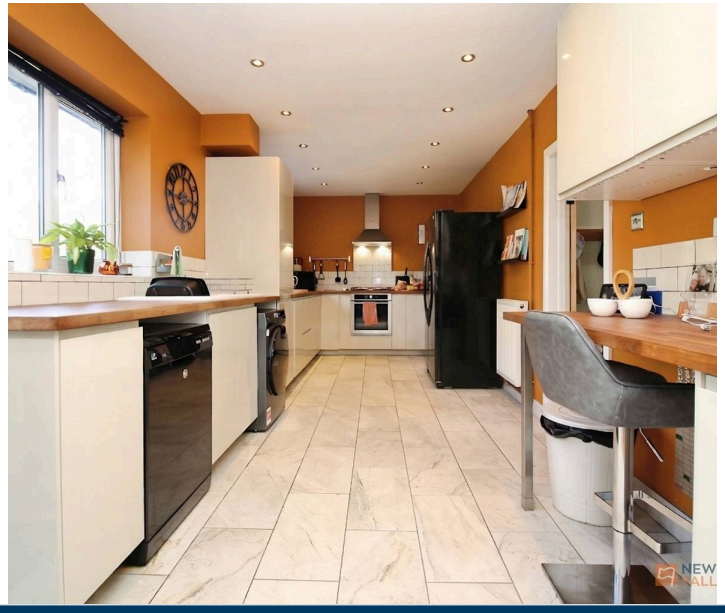
Viewing Arrangements

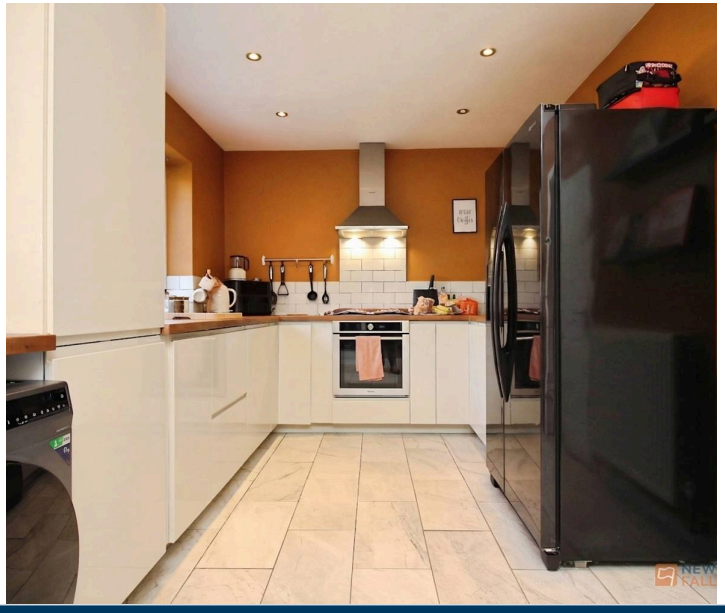
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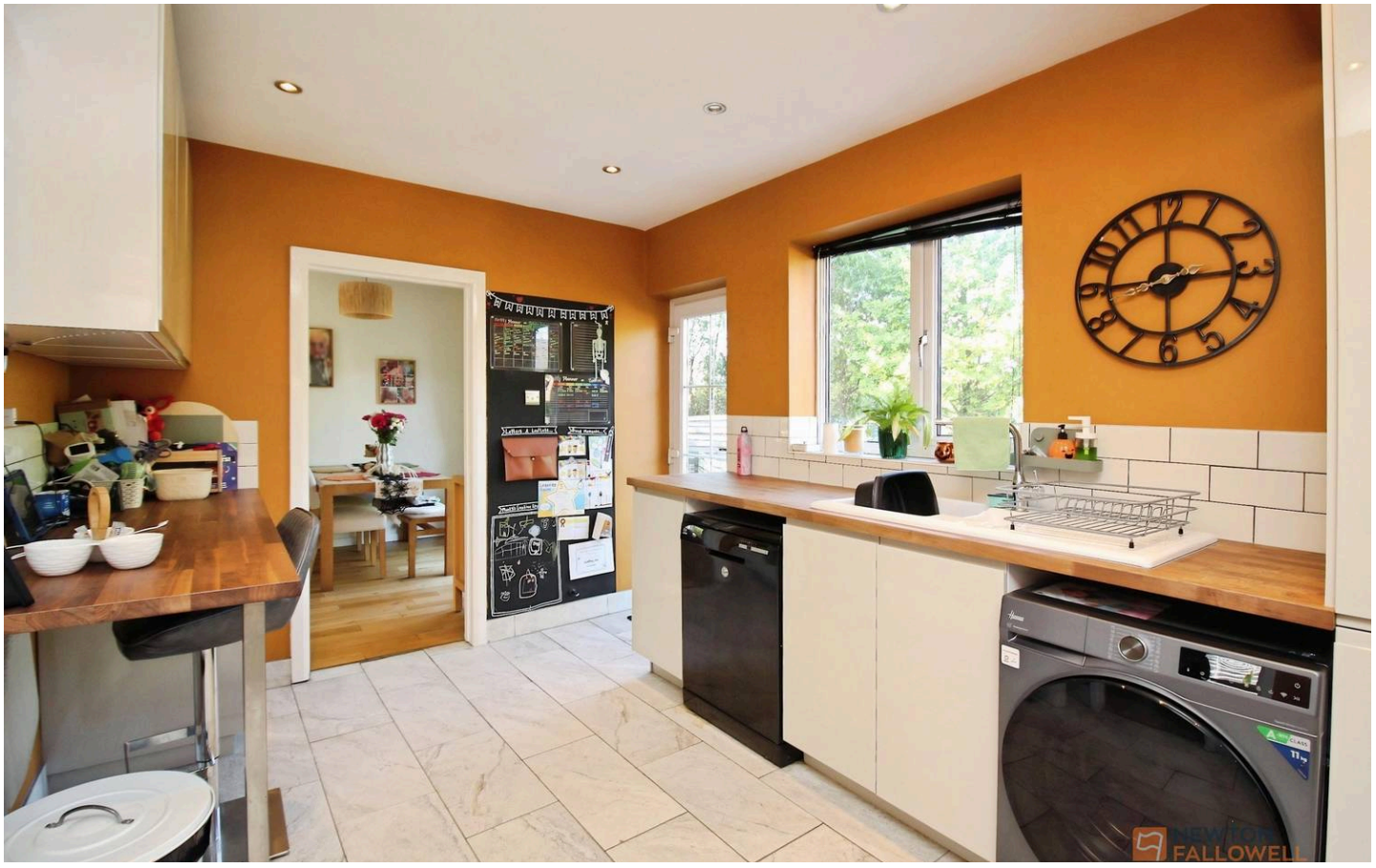
Need Independent Mortgage Advice?

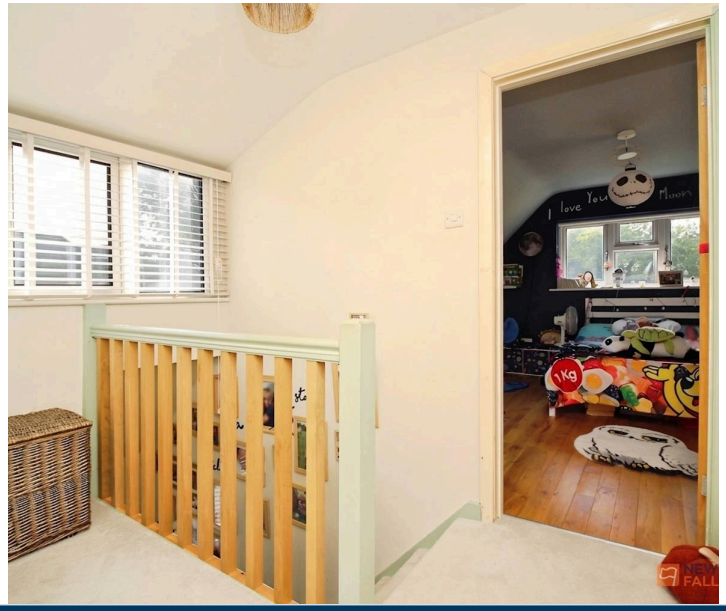
We are pleased to introduce EVERYONE MORTGAGES, who works with Newton Fallowell Estate Agents to provide our customers with expert mortgage advice. They have access to thousands of mortgages, including exclusive deals not available on the high street. Their advice is tailored to your circumstances, whether you're looking to take your first steps on the property ladder, moving home, or even investing in a buy-to-let property. They can help find the right mortgage for you and support your application every step of the way. To speak with our expert 'in branch' adviser, please contact our office.













Making an Offer

"We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £60 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks."

Agents Note

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. All photographs, measurements (width x length), floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. All services and appliances have not and will not be tested by Newton Fallowell. Lease details, service ground rent are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property. We retain the copyright.

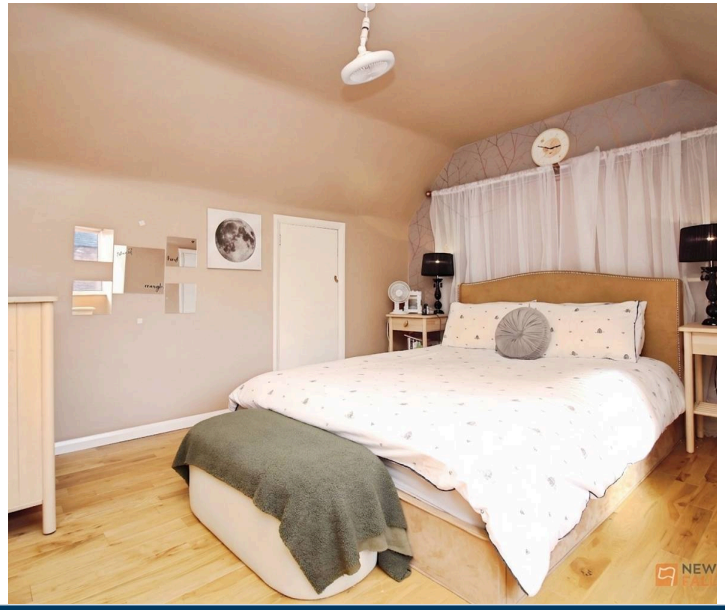
Referrals

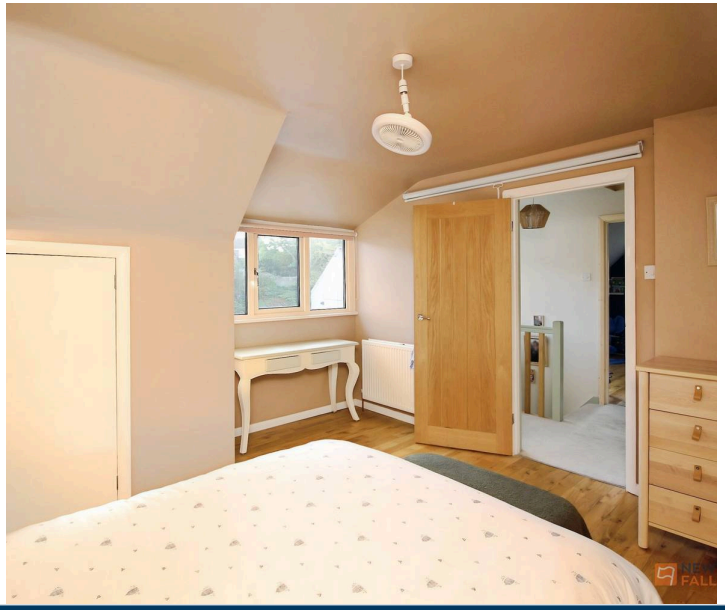
Newton Fallowell and our partners provide a range of services to our vendors and purchasers, although you are free to choose an alternative provider. We can refer you to MAB (Everyone Mortgages) to help with finances, we may receive a referral fee if you take out a mortgage through him. If you require a solicitor to handle your sale or purchase, we can refer you on to a panel of preferred providers and we will receive a referral fee should you decide to use them to sell or purchase a property. We can also refer you to a surveyor and energy assessor and we will receive a referral fee should you use their services. If you require more information regarding our referral programmes, please ask at our office.

Free Property Valuations

If you're considering a move, our team would be delighted to provide a complimentary, no-obligation valuation of your home, along with tailored advice on achieving the best possible result.

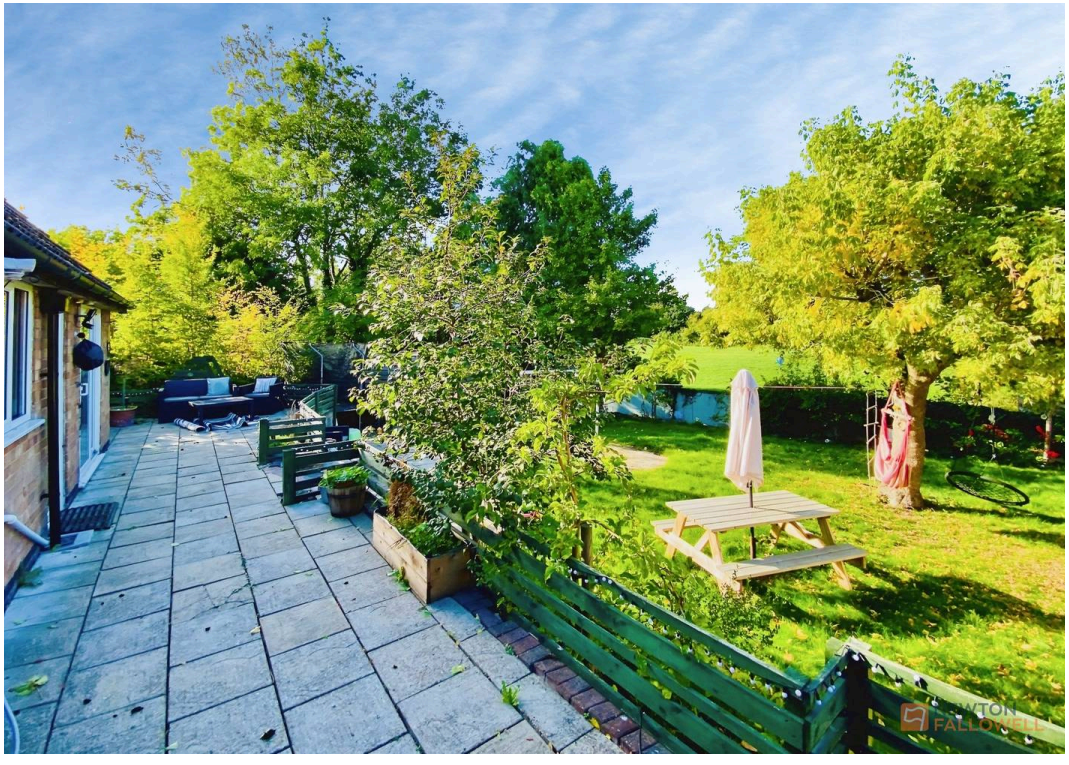


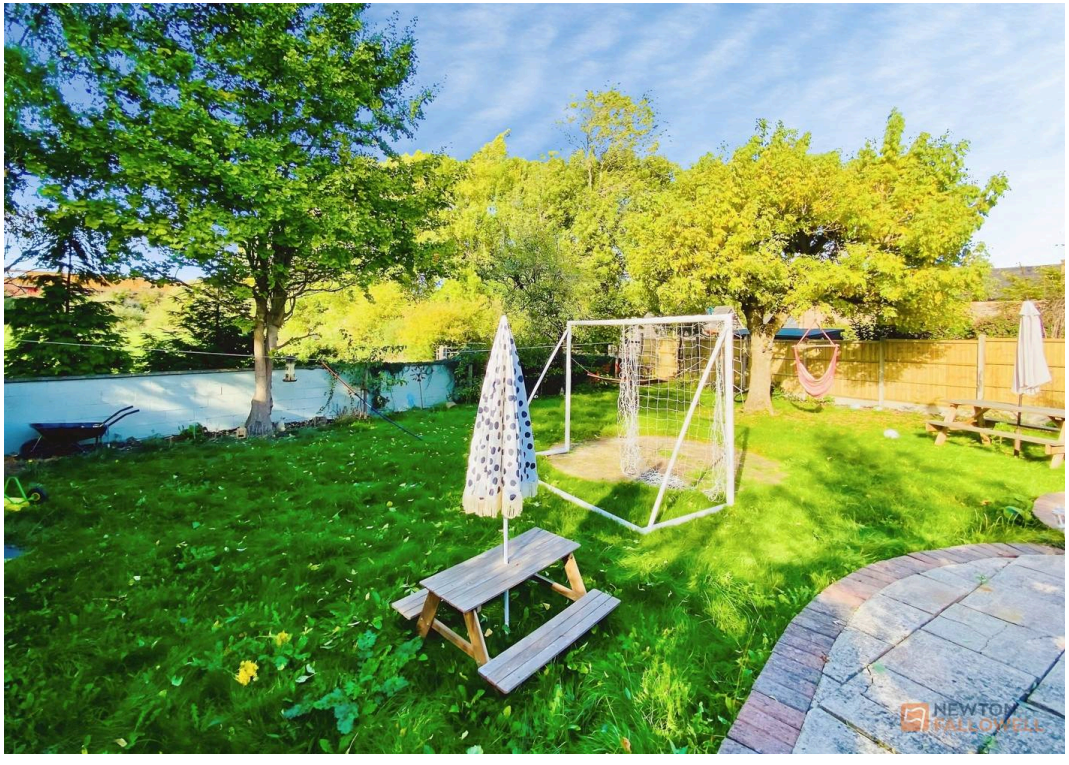


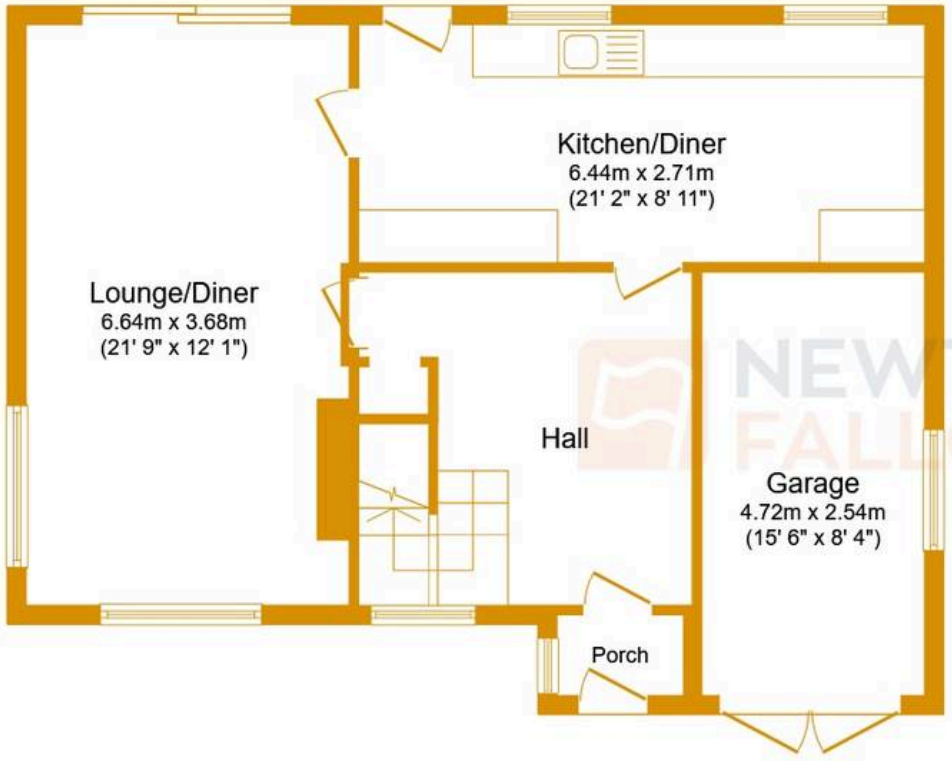




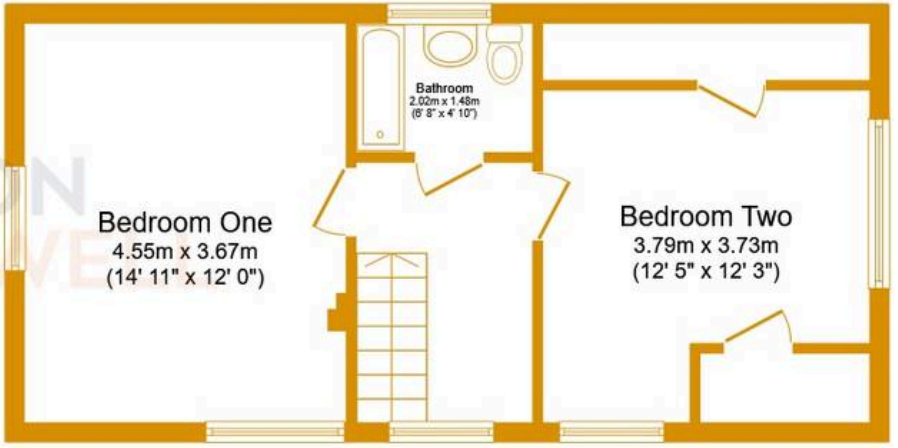








Ground Floor



First Floor

Total floor area: 115.5 sq.m. (1,243 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



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APPROVED CODE

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