Salcombe Drive
Glenfield

- THREE BEDROOM DETACHED DORMA BUNGALOW
- GROUND FLOOR SHOWER ROOM
- WELL STOCKED, BEAUTIFULLY MAINTAINED GARDEN
- HIGHLY REGARDED LOCATION
- TWO EN-SUITE DOUBLE BEDROOMS ON FIRST FLOOR
- EYE-CATCHING LIVING/DINING/KITCHEN ROOM
- AMPLE OFF ROAD PARKING
- COUNCIL TAX BAND - D

Asking price £399,950

https://www.judgeestateagents.co.uk

Judge Estate Agents are happy to offer to the market an individual and immaculately presented three bedroom detached Dorma Bungalow. As you approach this lovely home there is brick paved off road parking and there is a front door that leads to the lovely Entrance Hall with access to the Ground floor Bedroom/Lounge, Shower Room, Open Kitchen/Dining/Living Room. From the First Floor Landing there is a split stairway that gives access to two Double Bedrooms, Both with an En-Suite (One with a walk in Shower and the other with a Bath).Outside to the rear is a low maintenance and well stocked garden that enjoys a variety of shrubs, trees and plants. A viewing comes highly advised to fully appreciate.

ENTRANCE HALL
Having stairs leading up to the first floor landing, under stairs cupboard, radiator, power points, window to the front aspect and doors that lead to:

BEDROOM/LOUNGE
13' x 9' (3.96m x 2.74m)
There is a window to the front aspect, radiator and power points.

SHOWER ROOM
Comprising a low level WC, wash hand basin, walk in shower, complimentary tiling, heated towel rail and a window to the front aspect.

DINING/KITCHEN AREA
23' x 16' - 9' (7.01m x 4.88m - 2.74m)
There is a range of wall and base units with work surfaces, sink with a mixer tap, integral dishwasher, integral oven, hob with extractor, plumbing for a washing machine, door to the side aspect, windows to both the front and rear aspects and from the Dining area the room flows through to:

LIVING AREA
14' x 13' (4.27m x 3.96m)
Benefiting from windows and patio doors to the rear aspect, radiator and power points.

FIRST FLOOR LANDING
Having a Velux window and doors that lead to:

BEDROOM
16' x 13' - 11' (4.88m x 3.96m - 3.35m)
Benefiting from windows to the front and rear aspects, radiator, power points and a door that leads to:

EN-SUITE
Comprising a low level WC, wash hand basin, bath, heated towel rail and a window to the rear aspect.

BEDROOM
14'7 x 11'2 (4.45m x 3.40m)
Benefiting from windows to the front and side aspects, radiator, power points, dressing area with fitted wardrobes and a door that leads to:

EN-SUITE
Comprising a low level WC, wash hand basin, walk in shower, heated towel rail and a window to the rear aspect.

REAR GARDEN
A lovely garden which enjoys a patio and artificial lawn area with borders home to a number of shrubs, plants and trees. There is also a shed in the garden.

PARKING
From the front there is brick paved off road parking.

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.

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

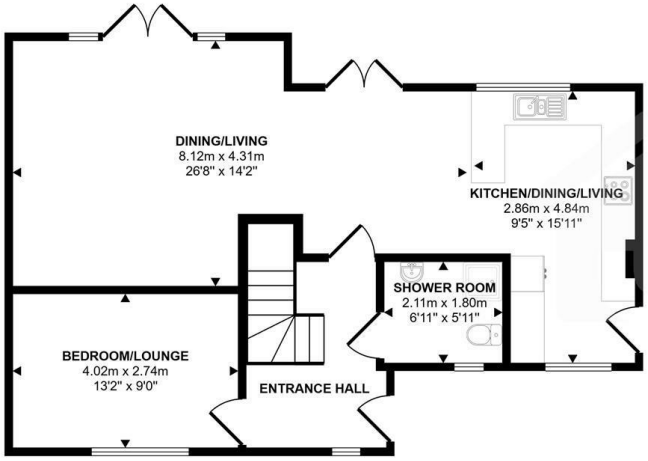
After these stages, we are happy to arrange a viewing suitable to both purchaser and vendor.

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.

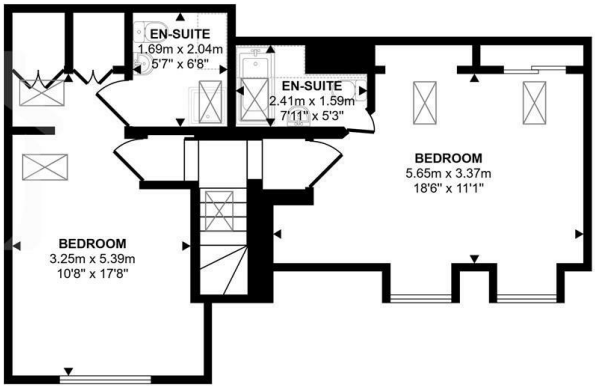
ANTI MONEY LAUNDERING
In line with current money laundering regulations, prospective buyers will be asked to provide us with photo I.D. (e.g. Passport, driving licence, bus pass etc) and proof of address (e.g. Current utility bill, bank statement etc). We ask for your cooperation in this matter as this information will be required before a sale can be agreed.

DISCLAIMER
In accordance with current legal requirements, all prospective purchasers are required to undergo an

Approx Gross Internal Area
119 sq m / 1284 sq ft



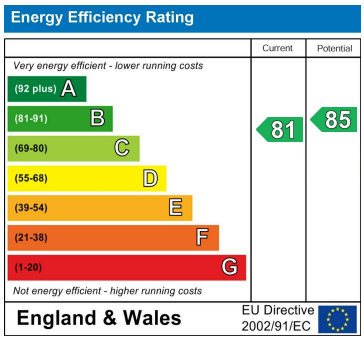
Ground Floor
Approx 68 sq m / 732 sq ft

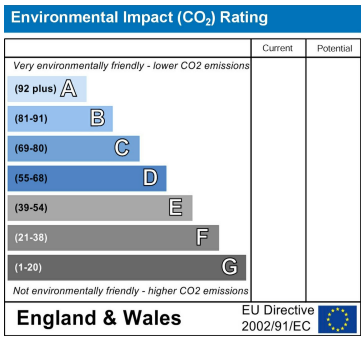


First Floor
Approx 51 sq m / 551 sq ft

Denotes head height below 1.5m

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.





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