JUDGE
ESTATE AGENTS

2 OAKFIELD COURT, GLENFIELD LE3 8HL

£415,000

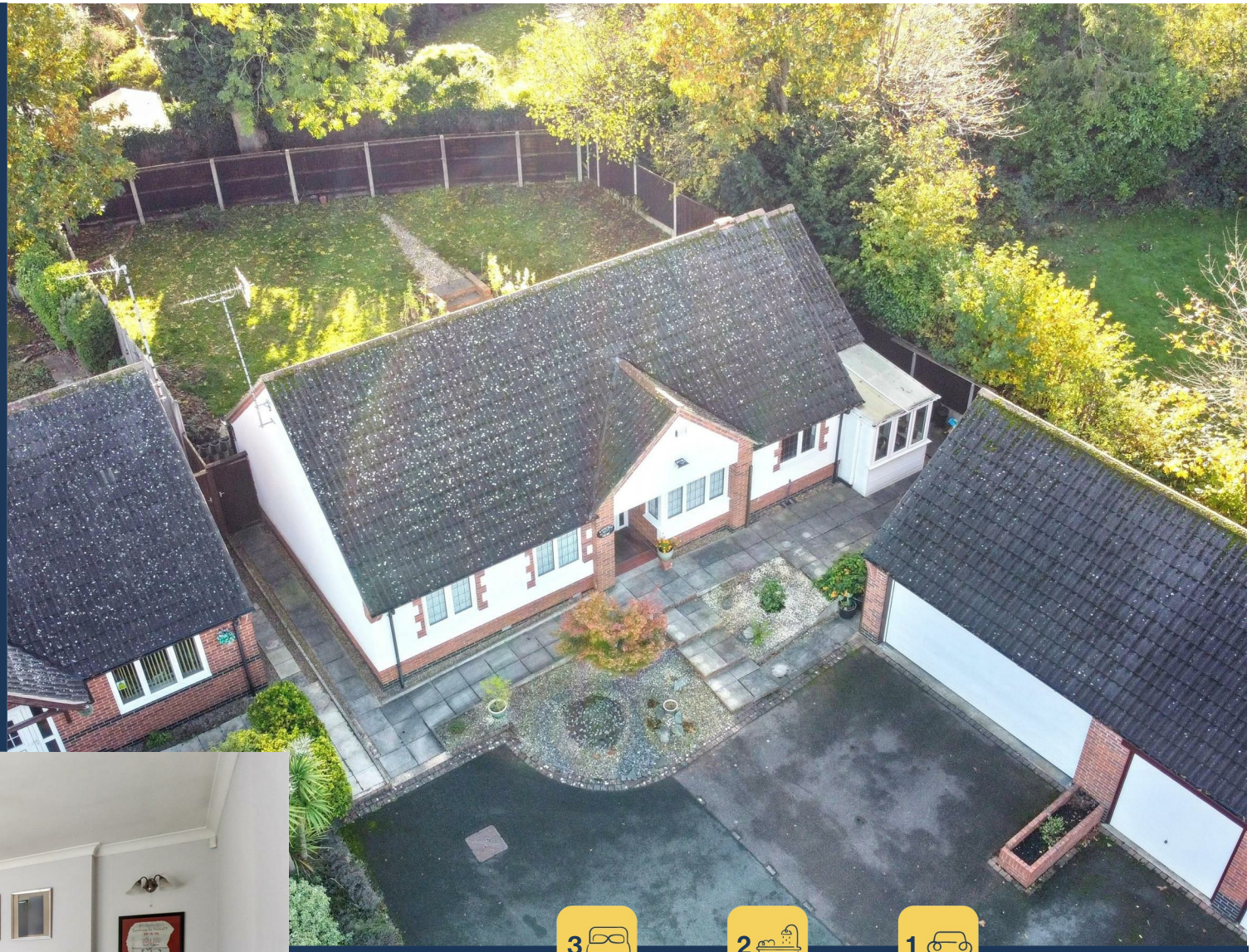
FREEHOLD

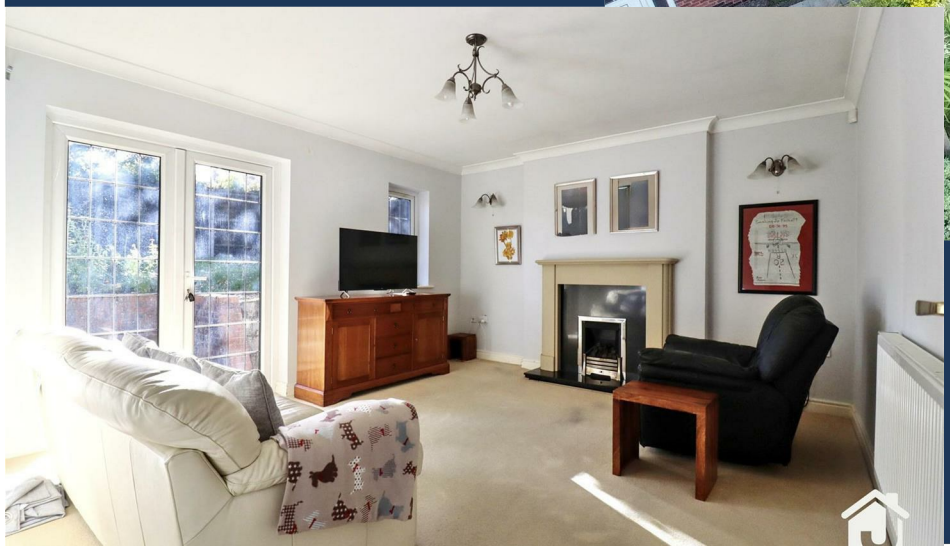
0116 236 7000

sales@judgeestateagents.co.uk

judgeestateagents.co.uk

13 The Nook, Anstey, Leicester, Leicestershire, LE7 7AZ





3 2 1

RESIDING AT THE HEAD OF WITHIN ONE OF GLENFIELD'S DESIRABLE LOCATIONS, OAKFIELD AVENUE AND ACCESSED VIA SECURE GATED ENTRANCE TO A SMALL DEVELOPMENT OF THREE BUNGALOWS COMES OFFERED FOR SALE THIS THREE BEDROOM DETACHED BUNGALOW. ENTERING THROUGH THE ENTRANCE DOOR YOU ARE GREETED BY AN ENTRANCE HALL, LIVING ROOM, KITCHEN/DINING ROOM, UTILITY, WC, PORCH, THREE BEDROOMS WHERE THERE IS AN EN-SUITE TO THE PRIMARY BEDROOM AND THERE IS ALSO A MAIN BATHROOM. OUTSIDE TO THE REAR IS A WELL ESTABLISHED MAINLY LAID TO LAWN GARDEN AND FROM THE FRONT, OFF ROAD PARKING THAT GIVES ACCESS TO A DOUBLE GARAGE. PLEASE CONTACT US AT JUDGE ESTATE AGENTS TO ARRANGE YOUR VIEWING TO FULLY APPRECIATE.







ENTRANCE HALL
Having a fitted cupboard, radiator, power point and doors that lead to:

LIVING ROOM 14' x 12'
Benefiting from a window and patio doors to the rear aspect, radiator, power points and a feature fire surround.

KITCHEN/DINING 16' x 9'
With a range of wall and base units and work surfaces, sink with a mixer tap, integral oven, hob and extractor, window to the front aspect, radiator, power points and a door that leads to:

UTILITY 11'6 x 4'7
Having a range of wall and base units with work surfaces, sink with a mixer tap, plumbing for a washing machine, power points and doors that lead to the WC and:

PORCH 8'11 x 5'
There are windows to dual aspects, radiator and door to the outside of this lovely bungalow. The porch is need of repair.

WC
Comprising a low level WC, wash hand basin and a window to the rear aspect.

PRIMARY BEDROOM 11' x 9'
Benefiting from a window to the rear aspect, radiator, power points, fitted wardrobes and a door that leads to:

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

BEDROOM 10' x 9'
Having a window to the front aspect, radiator and power points.

BEDROOM 7' x 7'
There is a window to the front aspect, radiator and power points.

BATHROOM
Comprising a low level WC, wash hand basin, bath with a shower over, complimentary tiling, radiator and a window to the rear aspect.

REAR GARDEN
There is a paved area along the rear of the property with a patio and steps leading up to the mainly laid to lawn garden that is also home to bordered areas.

PARKING
There is off road parking that gives access to:

GARAGE 18' x 17'11
Benefiting from an electric up and over door that appreciates power and lighting as well as a door to the side aspect.

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.

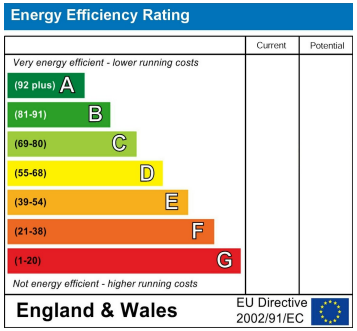
MEASUREMENTS & FLOORPLANS
Purchasers should note that if a floor plan is included within property particulars it is intended to show the relationship between rooms and does not reflect exact dimensions or indeed seek to exactly replicate the layout of the property. Floor plans are produced for guidance 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.

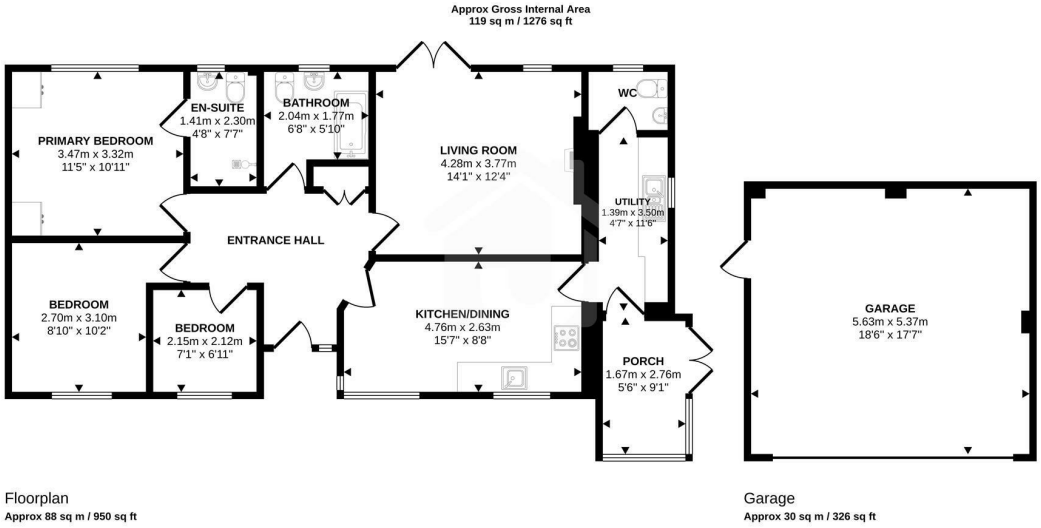
1. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property











Floorplan
Approx 88 sq m / 950 sq ft

Garage
Approx 30 sq m / 326 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.

MEASUREMENTS

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. 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 Snappy 360.

VIEWINGS

Viewings strictly by appointment via Judge Estate Agents.
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.

LET'S TALK

0116 236 7000 judgeestateagents.co.uk sales@judgeestateagents.co.uk 13 The Nook, Anstey, Leicester, Leicestershire, LE7 7AZ

All properties are listed on Rightmove, Zoopla & our website.

ZOOPLA rightmove

TERMS & CONDITIONS

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.

1. Money laundering regulations: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

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

4. 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.

5. 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.