

**DEAL.**



Frolesworth Road - Glenfield

**£260,000**









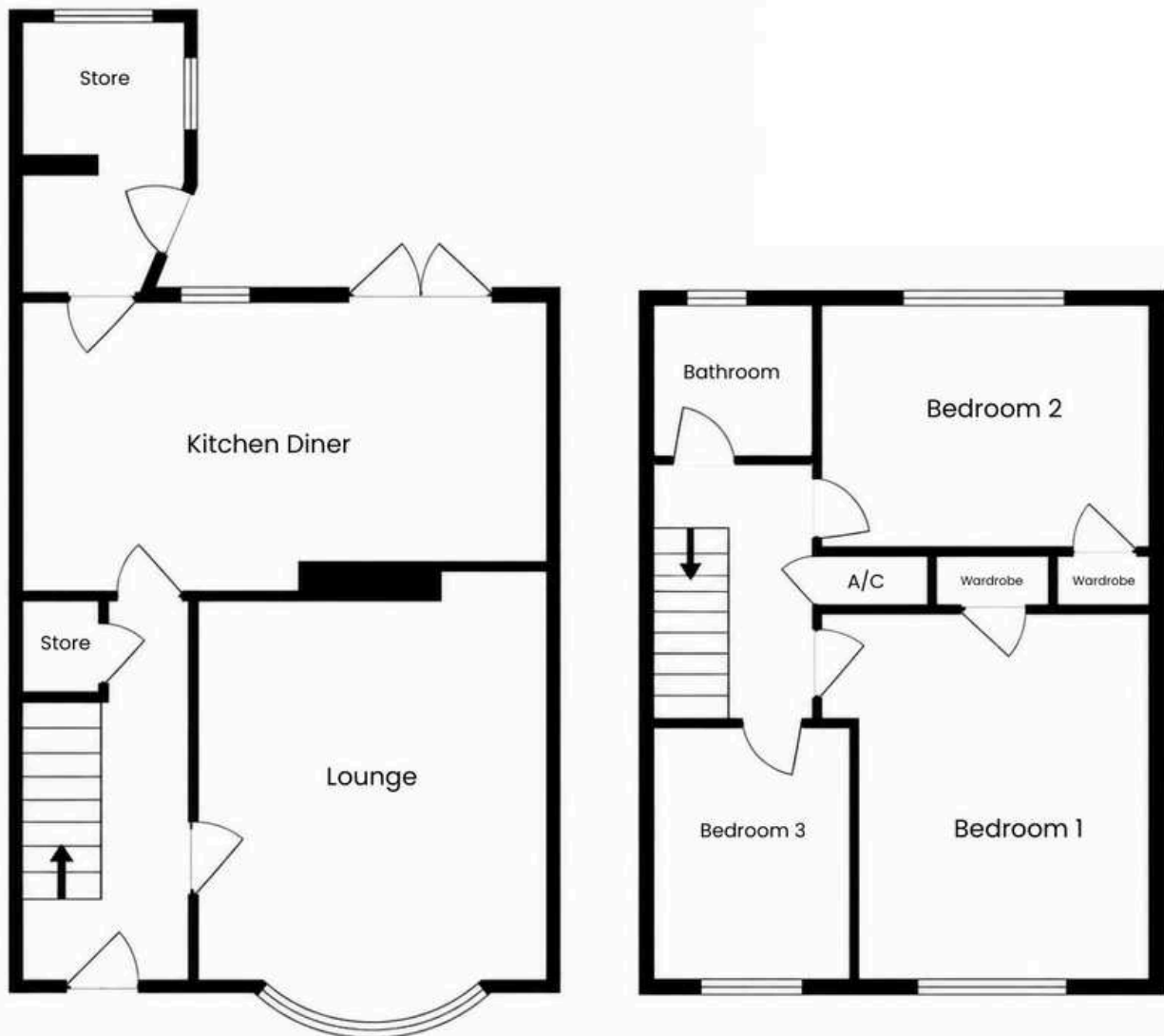








## Floorplan



Lounge	14'1"	X	1'10"
Kitchen Diner	17'9"	X	10'10"
Bedroom 1	12'6"	X	9'10"
Bedroom 2	11'10"	X	9'6"
Bedroom 3	8'11"	X	7'7"
Bathroom	5'10"	X	5'6"

Ground Floor	468
First Floor	415
Total	883

## In Brief

Overlooking green open space and just minutes from Glenfield Hospital, this well-presented three-bedroom semi-detached home offers modern, energy-efficient living in a highly convenient location.

Occupying an attractive position with an open outlook to the front, the property has been well maintained by the current owner and provides comfortable accommodation ideally suited to first-time buyers, families and investors alike.

The ground floor comprises a spacious lounge and fitted kitchen, whilst upstairs offers three well-proportioned bedrooms and a modern family bathroom. Further benefits include double glazing throughout, a modern gas central heating boiler and an owner-owned solar panel system, helping to reduce ongoing energy costs.

Externally, the property enjoys driveway parking for two vehicles and a generous rear garden laid mainly to lawn with modern fenced boundaries and shared rear access.

Location is a standout feature, with excellent access to Glenfield Hospital, Fosse Park Shopping Centre, Leicester City Centre, major road networks and local schooling, making it an ideal base for both families and commuters.

A well-rounded home offering space, practicality and efficiency in equal measure.

## Key Features

- Attractive position overlooking green open space
- Three-bedroom semi-detached family home
- Driveway parking for two vehicles
- Owned solar panels reducing energy costs
- Modern gas central heating boiler
- Double glazed throughout
- Landscaped rear garden with shared rear access
- Easy access to Glenfield Hospital, Fosse Park, Leicester City Centre and motorway links

## Council Tax

Band A

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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## Important Information for Buyers

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The property is offered for sale as seen. Buyers are strongly advised to instruct their solicitor and carry out any surveys, inspections or enquiries necessary to satisfy themselves before proceeding with a purchase.

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