



**14 SWORD
CLOSE, GLENFIELD LE3
8SY**

£375,000
FREEHOLD



0116 236 7000



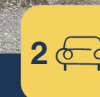
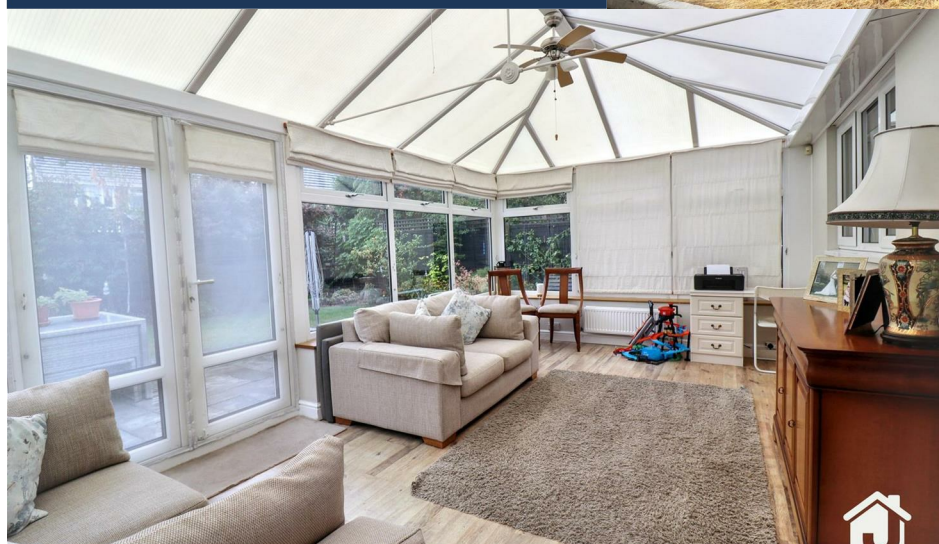
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13 The Nook, Anstey, Leicester,
Leicestershire, LE7 7AZ



JUDGE ESTATE AGENTS ARE DELIGHTED TO PRESENT THIS WELL-PRESENTED THREE-BEDROOM DETACHED HOME, OCCUPYING A GENEROUS CORNER PLOT IN A POPULAR AREA OF GLENFIELD.

THE ACCOMMODATION INCLUDES AN ENTRANCE HALL WITH STORAGE AND A GROUND-FLOOR WC, A BAY-FRONTED LOUNGE AND A CONTEMPORARY KITCHEN DINER FEATURING INTEGRATED APPLIANCES AND SPACE FOR DINING. PATIO DOORS LEAD INTO A BRIGHT CONSERVATORY OVERLOOKING THE REAR GARDEN.



ENTRANCE HALL

Providing access to the ground-floor accommodation, with useful under stairs storage and stairs rising to the first floor.

LIVING ROOM 10'9" x 17'1"

A bay-fronted reception room featuring a fireplace with a gas fire, carpeted flooring and radiator. Double doors provide access to the kitchen diner.

KITCHEN DINER 26'2" x 8'2"

Fitted with a range of white high-gloss wall and base units with contrasting work surfaces and tiled flooring. Integrated appliances include twin electric ovens, a microwave and an induction hob with an extractor hood over. There is space for a dining table, with patio doors opening into the conservatory.

CONSERVATORY 17'7" x 10'4"

Featuring full-height windows overlooking the rear garden, access to the outside and a fitted radiator.

LANDING

Providing access to the three bedrooms and family bathroom.

PRIMARY BEDROOM 11'8" x 10'9"

A double bedroom to the front elevation benefiting from fitted wardrobes, carpeted flooring, radiator and access to the en-suite shower room.

EN SUITE

Fitted with a walk-in shower, bidet, WC and wash hand basin with vanity storage. Tiled walls, flooring and a heated towel rail.

BEDROOM TWO 8'5" x 9'7"

To the rear elevation, a well-proportioned bedroom with carpeted flooring and radiator.

BEDROOM THREE 8'8" x 6'3"

To the rear elevation with carpeted flooring and radiator.

BATHROOM 5'1" x 5'10"

Fitted with a bath, WC and wash hand basin with vanity storage, complemented by tiled walls, tiled flooring and a heated towel rail.

OUTSIDE

The property occupies a corner plot, with a generous driveway providing off-road parking and access to the single garage.

REAR GARDEN

A landscaped rear garden featuring a paved patio seating area, lawn and established borders containing a variety of plants, shrubs and trees. The garden also includes a brick boundary wall and additional space to the side of the property.

GARAGE

A single garage with an up-and-over door to the front and a pedestrian access door to the side.

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 & FLOORPLAN

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.

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.

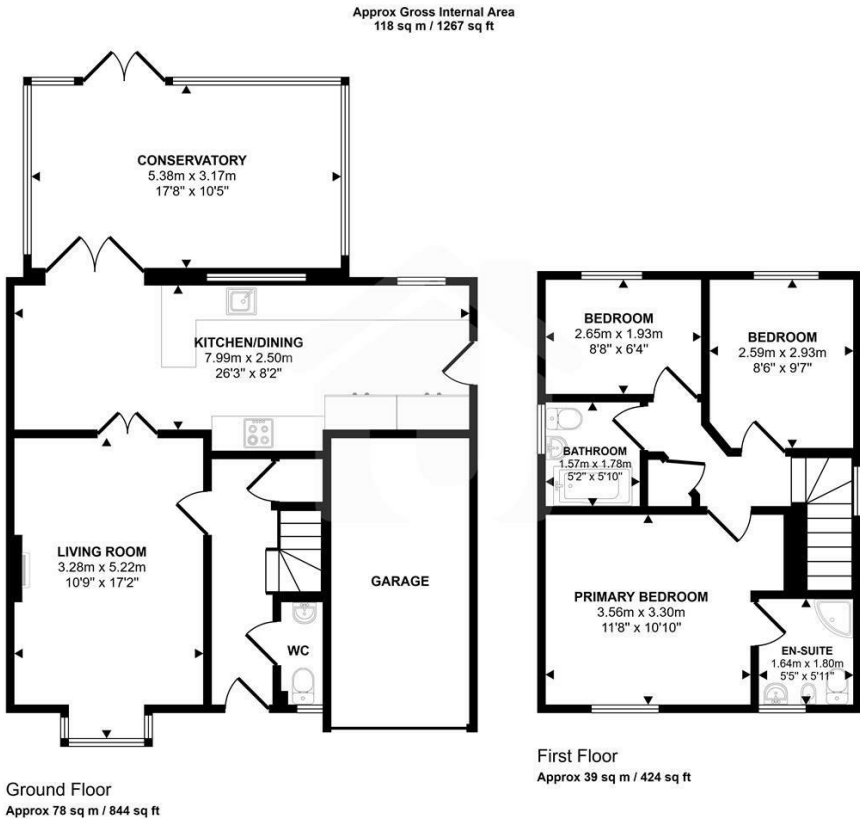


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D	69	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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.



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Viewings strictly by appointment via Judge Estate Agents.

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LET'S TALK

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



TERMS & CONDITIONS

Money laundering

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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.