

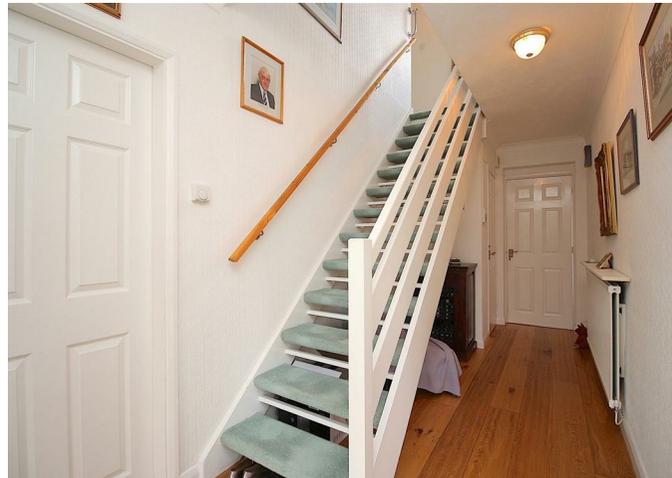
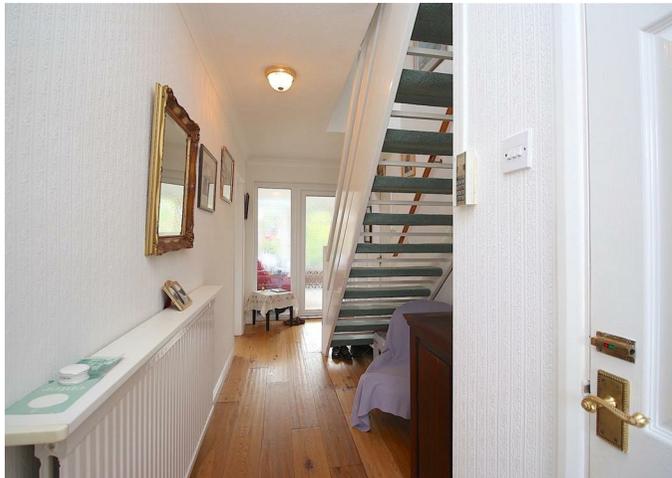
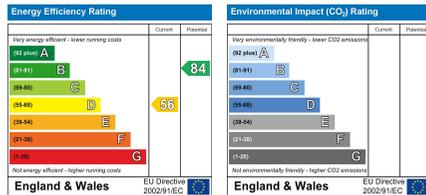


Vincent Close,
Leicester, Leicestershire, LE3 6ED



Vincent Close, Leicester, Leicestershire, LE3 6ED Guide Price £310,000

Occupying a family friendly cul de sac position, fall in love with this three bedroom detached family home situated off the popular Glenfield Road, within walking distance to local schooling. Benefiting from gas central heating and double glazing throughout, the layout includes an entrance porch and hall, ground floor WC, full length lounge with bay, garden room extension and full length kitchen diner. Upstairs you will find three bedrooms and a bathroom. Externally the plot offers a driveway to the front giving access to the garage, with a mainly laid to lawn garden to the rear. Conveniently located for access into Leicester City Centre, an early viewing comes highly recommended to avoid disappointment.



Accommodation

Front entrance door opens into the:

Entrance Porch

With a useful built in cupboard, window to the front elevation and a door leading to the:

Entrance Hall

Presented with wood flooring, the entrance hall offers a staircase rising to the first floor, ceiling coving and a central heating radiator. Doors give access to all of the ground floor accommodation.

Ground Floor WC

Fitted with a two piece suite comprising a wc and wash hand basin, with tiled flooring.

Lounge

17'3" not into bay x 11'8" (5.26m not into bay x 3.56m)

Positioned around a feature fireplace, the primary reception room offers a bay window to the front elevation as well as a door and window to the rear elevation. With two central heating radiators, carpet flooring, coving and TV point.

Garden Room Extension

10'1" x 9'4" (3.07m x 2.84m)

With dual aspect glazing, central heating radiator, spotlighting, carpet flooring and patio doors leading to the rear garden.

Kitchen Diner

17'3" x 10'1" (5.26m x 3.07m)

Affording plenty of space for a table and chairs, the full length kitchen diner is fitted with a range of wall mounted and base units with complementary roll edge work surfaces over and tiled splashbacks. Features include a built in 'Neff' oven, inset sink and drainer with mixer tap, hob with extractor hood above and a wall mounted central heating boiler. With dual aspect glazing, coving, central heating radiator and a side access to the side lobby area.

Side Lobby

Giving access to the front and rear, with a door to the garage.

Garage

17'5" x 8'7" (5.31m x 2.62m)

With an electric door to the front, rear elevation window and light.

First Floor Landing

Giving access to the bedrooms and bathroom, with a window to the front elevation and carpet flooring.

Bedroom One

11'4" into doorway x 18'1" max (3.45m into doorway x 5.51m max)

Enjoying the use of built in wardrobes, bedroom one offers a window to the rear elevation, carpet flooring, two ceiling fans and a central heating radiator.

Bedroom Two

12'1" into doorway x 12'6" (3.68m into doorway x 3.81m)

Featuring the use of a built in wardrobe, with a window to the rear, central heating radiator, coving, carpet flooring and built in cupboard.

Bedroom Three

8'5" x 12'1" (2.57m x 3.68m)

A practical third bedroom featuring built in wardrobes. With a window to the front elevation, carpet flooring, central heating radiator and coving.

Family Bathroom

7'8" x 9'6" (2.34m x 2.90m)

A particular selling feature of the accommodation is the family bathroom fitted with a five piece suite comprising a shower bath, wc and a double wash hand basin with mixer taps and storage beneath, all with complementary tiled walls and flooring. With spotlighting, central heating radiator and a window to the front elevation.



Outside

Enjoying a tucked away cul de sac position, externally the plot offers a driveway to the front providing off road parking and giving access to the garage. There is also an outside tap to the front. To the rear is a mainly laid to lawn garden featuring a patio area adjacent to the accommodation ideal for outdoor sitting. With a variety of plants and shrubs.

Tenure & Council Tax

We understand the property to be freehold with vacant possession upon completion. Leicester City 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

Viewings are strictly by appointment only.

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Please note that when making an offer, if you are taking out a mortgage, you will also be asked to have a no obligation chat with our 'in branch' mortgage adviser to confirm your affordability. We ask for your cooperation in this matter.





Money Laundering

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