



Greenland Drive,
Leicester, Leicestershire, LE5 1AB



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£325,000**

This spacious and well proportioned EXTENDED FOUR BEDROOM SEMI-DETACHED FAMILY HOME is located within the popular Humberstone area of Leicester LE5, being within easy reach of local schools, shops and amenities: Newton Fallowell Oadby are pleased to offer for sale this well presented property offering good size rooms being ideal for a growing or extend family with excellent road links to Evington, Scraptoft and Leicester City Centre. The accommodation briefly comprises porch and hallway entrance, open plan lounge/diner and kitchen with utility space to the ground floor. The first floor offers three double bedrooms, a further fourth bedroom and fitted family bathroom. Outside there is an integral garage with driveway for three cars and low maintenance frontage. The rear garden has a paved patio with artificial lawn and recently fitted fence boundaries. Call Newton Fallowell Oadby for FREE No Sale No Fee Sales Valuations.

Accommodation



Porch & Hallway

Entrance porch having upvc double glazed windows and door with tiled flooring. Inner hallway with stairs to first floor, carpet flooring and central heating radiator.

Lounge/Diner

25'7" x 11'10" into bay (7.80 x 3.61 into bay)
Open plan lounge with dining space having carpet flooring, central heating radiator, double doors to the rear garden and double glazed bay window to the front aspect.

Kitchen

17'1" x 8'2" (5.23 x 2.51)
Fitted kitchen with utility space having tiled floor and part tiled walls, wall and base fitted units with worktops over, sink and drainer unit, space for freestanding gas cooker, undercounter fridge and freezer, plumbing for washing machine, boiler, door to garage, two double glazed windows to the rear aspect with door.

First Floor Landing

Landing area having carpet flooring, loft access and doors to all rooms.

Bedroom One

12'6" x 11'10" (3.83 x 3.62)
Double bedroom having carpet flooring, central heating radiator and double glazed window to the rear aspect.

Bedroom Two

11'10" x 10'11" (3.62 x 3.33)
Double bedroom having central heating radiator, carpet flooring and double glazed window to the front aspect.

Bedroom Three

19'1" x 9'3" (5.83 x 2.84)
Double bedroom over the garage having carpet flooring, central heating radiator, eaves storage and double glazed window to the front aspect.

Bedroom Four

7'10" x 6'11" (2.40 x 2.13)
Double glazed window to the front aspect, central heating radiator, carpet flooring.

Bathroom

Fitted suite comprising bath with handheld shower fitting, pedestal wash hand basin, low level flush w/c, airing cupboard storage, carpet flooring, tiled walls, central heating radiator, double glazed window to the rear aspect.

Garage

19'1" x 9'3" (5.83 x 2.84)
Integral garage having double doors to the front aspect, lighting, power sockets and door into the kitchen.

Outside

Spacious low maintenance frontage having driveway for approx. three cars, brick wall and hedgerow boundaries. The rear garden is partly paved with artificial lawn, fence boundaries.

Tenure

We have been advised by the vendor that the property is to be sold freehold with vacant possession upon completion.

Council Tax Information

Leicester City Council - Tax Band C. Please be advised that when a property is sold or extended, local authorities reserve the right to re-calculate the council tax band.

Viewing Arrangements

Viewings are strictly by appointment only. Please contact one of our sales experts at our Oadby office or via email.

Thinking Of Selling? FREE Sales Valuations

If you are thinking of selling your home Newton Fallowell provide FREE NO SALE NO FEE valuations for both sales and rentals, contact our senior sales valuer to arrange an appointment.



Money Laundering Regulations

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.

Agents Notes

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. All services and appliances have not and will not be tested by Newton Fallowell. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. We retain the copyright in all advertising material used to market this Property.

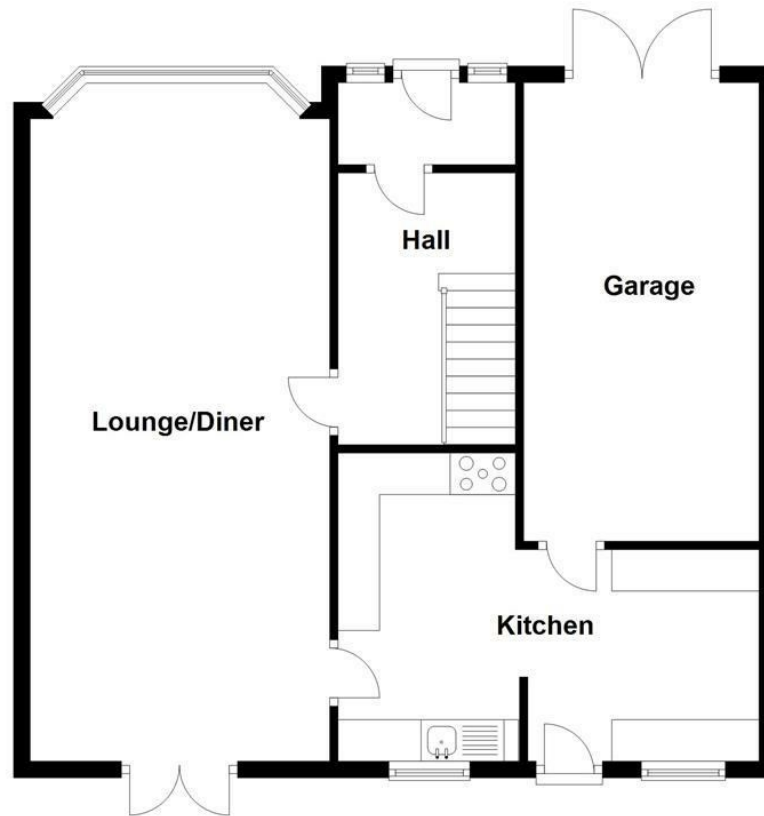






Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales		EU Directive 2002/91/EC

Ground Floor



First Floor



Floor Plan measurements are approximate and are for illustrative purposes only.
Plan produced using PlanUp.

