

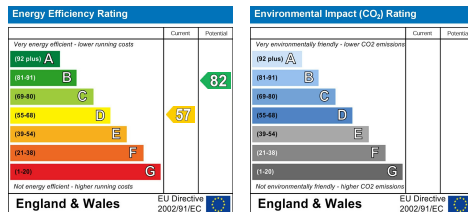


**Glebe Road, Queniborough**  
Leicester, Leicestershire, LE7 3FH



# Glebe Road, Queniborough Leicester, Leicestershire, LE7 3FH £339,950

Perfect for those looking for a project, this three bedroom detached bungalow occupies a larger than normal plot and is offered to the market with no upward chain. In need of refurbishment, the accommodation includes an entrance porch, lounge diner with patio doors to the garden, kitchen, three well proportioned bedrooms and a bathroom, with the enviable plot enjoying a sizeable garden to the rear, driveway to the front, carport and single garage. An immediate viewing comes highly recommended.



### Accommodation

Front entrance door opens into the:

#### Entrance Porch

Providing the perfect space for your coats and shoes, with a central heating radiator, carpet flooring and a door leading to the:

#### Lounge Diner

28'0" x 12'11" (8.53m x 3.94m)

Affording plenty of space for both comfortable sitting and formal dining, the reception room is presented with carpet flooring and offers patio doors to the garden. With central heating radiators, TV point, coving, door to the inner hall and a door leading to the:

#### Kitchen

10'7" x 8'5" (3.23m x 2.57m)

Fitted with a range of wall mounted and base units with complementary work surfaces over, inset sink and drainer, wall mounted Glow-worm boiler and space for appliances. There is also a window to the side elevation and a side access door.

#### Inner Hall

Giving access to the bedrooms and bathroom, with carpet flooring, built in cupboard with shelving and a hatch to the loft space.

#### Bedroom One

12'0" x 9'10" (3.66m x 3.00m)

A double room offering a window to the front elevation, carpet flooring, built in wardrobes and a central heating radiator.

#### Bedroom Two

11'2" x 8'8" (3.40m x 2.64m)

A second double room offering a window to the front elevation, carpet flooring and a central heating radiator.

#### Bedroom Three

12'4" x 7'0" (3.76m x 2.13m)

A practical third bedroom offering a window to the side elevation, carpet flooring and a central heating radiator.

#### Bathroom

6'9" x 5'5" (2.06m x 1.65m)

Fitted with a three piece suite comprising a bath, pedestal wash hand basin and wc, with complementary tiled surrounds. There is also a window to the side elevation, central heating radiator, carpet flooring and a wall mounted mirror unit.

#### Outside

The property is situated within the sought after village of Queniborough. To the front is a driveway providing off street parking giving access to the car port and single garage, with a lawned front garden. A particular selling feature of the accommodation is the larger than normal mainly laid to lawn garden offering a variety of plants and shrubbery to borders, as well as a vegetable patch.

#### Garage

16'5" x 11'3" (5.00m x 3.43m)

With a door to the front, light, power, meters, consumer unit, rear elevation window and a side access door.

#### Tenure & Council Tax

We understand the property to be freehold with vacant possession upon completion. Charnwood Borough 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

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.





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