



Prince Albert Drive Glenfield

- Three bedroom semi-detached home
- Open-plan sitting/dining room
- Bright garden room overlooking the rear aspect
- Two generous double bedrooms
- Additional versatile single bedroom
- Extensive landscaped rear garden
- Large patio and timber summer house
- Detached garage and ample off-road parking
- EPC Rating D / Council Tax Band B / Freehold

Alexanders are delighted to bring to the market this well-appointed three bedroom semi-detached property in the popular and convenient residential area of Glenfield. The internal accommodation is complemented by a detached garage, a timber summer house, and a most generous rear garden. Offering well-balanced accommodation over two floors, this property is sure to appeal to families, first-time buyers, and investors alike.

Entered via a spacious entrance hall, the accommodation continues ahead into the well-equipped kitchen to the rear. To the left is the open-plan sitting and dining room, which is centred around a feature gas fireplace and flows through into the generous garden room, providing delightful views over the beautiful landscaped rear garden. Upstairs, expect to find two double bedrooms and a single bedroom, all served by the contemporary family bathroom.

A paved driveway to the front of the property provides parking for two cars, and a gated driveway continues along the right-hand side of the property to the detached garage. A vast patio area provides the perfect spot for outdoor entertaining, and a timber summer house opens onto a small decked area. The remainder of the garden is predominantly laid to lawn, with well-stocked herbaceous borders.





Location:

Set in the popular village of Glenfield, this property enjoys a convenient position close to local shops, schools, parks, and everyday amenities. Excellent road links provide easy access to Leicester city centre, the A46, and the M1, making it well suited to commuters and families alike. The surrounding area offers a welcoming community atmosphere with a range of leisure facilities and green spaces nearby.

Method of Sale:

The property is offered for sale by Private Treaty.

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.

Tenure:

The property is being sold freehold with vacant possession upon completion.

Local Authority:

Blaby District Council, Council Offices, Desford Road, Narborough, Leicester, LE19 2EP. Council Tax Band B.

Viewings:

Viewing strictly by appointment only via sole selling agent, Alexanders of East Midlands.

Services:

The property is connected to mains gas, electricity, water, and drainage.

Please note that none of the services, systems or appliances, including; heating, plumbing, and electrics, have been tested by the selling agents.

Public Rights of Way, Wayleaves & Easements:

The property is sold subject to all existing public rights of way, wayleaves, easements and other legal rights, whether or not specifically mentioned in these particulars.

Plans and Boundaries:

The plans included in these particulars are based on Ordnance Survey data and are intended for guidance only. While believed to be correct, their accuracy is not guaranteed. The purchaser will be deemed to have full knowledge of the boundaries and the extent of the ownership. Neither the vendor nor their agents will be held responsible for defining ownership or boundary lines.

Technical Information:

Further details, including any covenants, overage provisions, or other relevant legal or technical information, can be provided upon request.

Money Laundering:

Where an offer is successfully put forward, we are obliged by law to ask the prospective purchaser for confirmation of their identity. This will include production of their passport or driving licence and recent utility bill to prove residence. Prospective purchasers will also be required to have an AML search conducted at their cost. This evidence and search will be required prior to solicitors being instructed.

General Note:

These particulars whilst believed to be accurate set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on these particulars of sale as a statement of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this agents employment has the authority to make or give any representation or warranty in respect to the property.

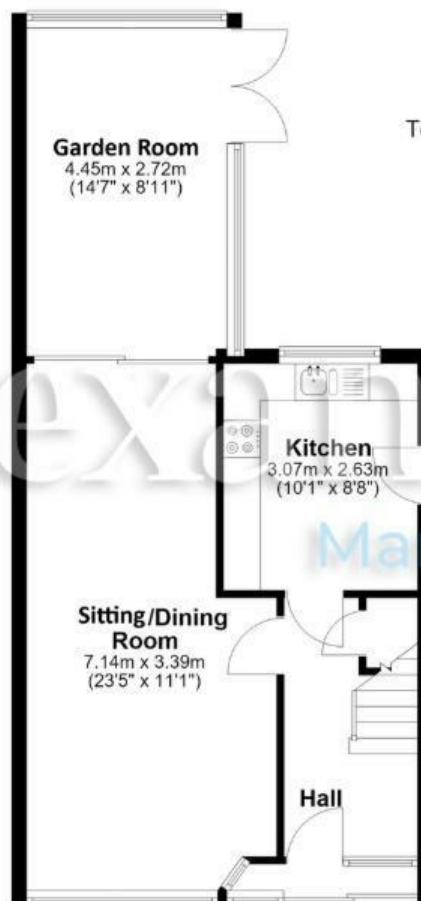




Outbuilding
Approx. 12.6 sq. metres (135.8 sq. feet)



Ground Floor
Approx. 50.2 sq. metres (540.4 sq. feet)



Total area: approx. 98.0 sq. metres (1055.2 sq. feet)

First Floor
Approx. 35.2 sq. metres (379.0 sq. feet)



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	63	75
(39-54) E		
(21-38) F		

