



- THREE BEDROOM SEMI-DETACHED HOUSE
- GROUND FLOOR WC
- AMPLE OFF ROAD PARKING
- IDEAL FAMILY HOME

- EXTENDED TO THE GROUND FLOOR
- EXTENSIVE REAR GARDEN
- FANTASTIC SCHOOL CATCHMENT
- COUNCIL TAX BAND - C

Asking price £320,000

<https://www.judgeestateagents.co.uk>



Making the ideal family home comes offered for sale this three bedroom semi-detached house that is well situated for reputable school catchment. Internally the property comprises an Entrance Hall, WC, Living Room, L-Shaped Kitchen/Lounge/Dining Room. To the first floor landing there are Three Bedrooms and a Bathroom. Outside to the rear there is an extensive garden and from the front there is off road parking that leads alongside the property where there is a garage. PLEASE VIEW OUR VIRTUAL TOURS FOR MORE DETAIL.

ENTRANCE HALL

There are stairs that lead up to the first-floor landing, radiator and doors to:

WC

Comprising a low level WC, Wash hand basin and a Window to the side aspect.

LIVING ROOM

16'3 x 11'8 (4.95m x 3.56m)

Benefiting from a bay fronted window, radiator and power points.

KITCHEN AREA

12' x 8'5 (3.66m x 2.57m)

Having a range of wall and base units with work surfaces, sink with a mixer tap, integral oven, grill, hob with extractor, under stairs cupboard, plumbing for a washing machine, door and window to the rear aspect. This room flows through to:

LOUNGE AREA

10'1 x 8' (3.07m x 2.44m)

With a radiator, power points and through to:

DINING AREA

12' x 9'7 (3.66m x 2.92m)

Benefiting from windows to the side aspect, patio doors to the rear aspect, roof lantern, power points and radiator.

FIRST FLOOR LANDING

With a window to the rear aspect, radiator, loft access and doors to:

BEDROOM

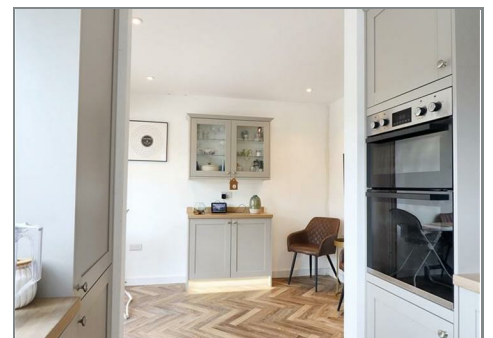
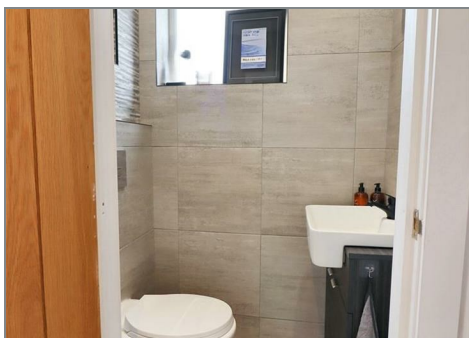
10'10 x 10' (3.30m x 3.05m)

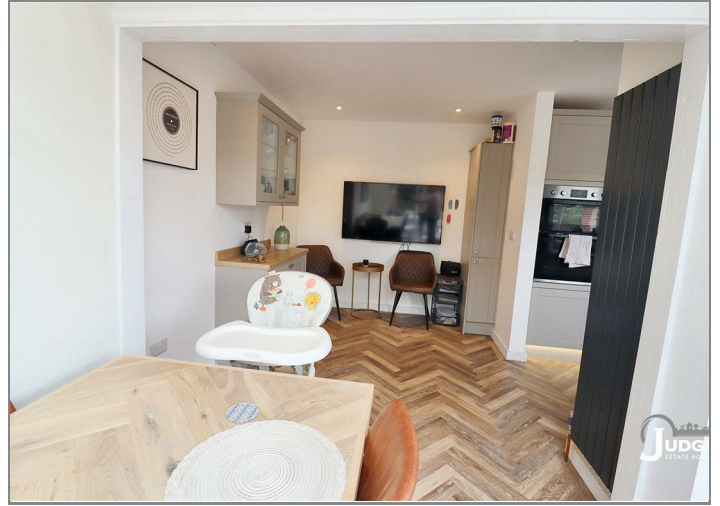
Benefiting from a window to the front aspect, radiator, power points and fitted wardrobes.

BEDROOM

10'11 x 8' from fitted wardrobes (3.33m x 2.44m from fitted wardrobes)

With a window to the front aspect, radiator, power points and fitted wardrobes.





BEDROOM

8'10 x 8' (2.69m x 2.44m)

Having a window to the rear aspect, radiator, power points and fitted wardrobes.

BATHROOM

Comprising a low-level WC, wash hand basin, Bath with shower over, radiator and a window to the rear aspect.

REAR GARDEN

A lovely garden that comprises of a patio that then leads to an extensive laid to lawn home to shrubs, plants and trees.

PARKING

From the front there is ample off-road parking that does lead alongside to a Garage at the rear.

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.

Glenfield also offers major employment opportunities at County Hall and the Glenfield Hospital specifically and enjoys good local amenities including shopping for day-to-day needs, schooling (the property lies within the catchment area for the Hall Primary School - 'good' last 'Ofsted Report' & Glenfield Primary School - 'good' last 'Ofsted report'), recreational amenities and regular bus services to the Leicester City centre.

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

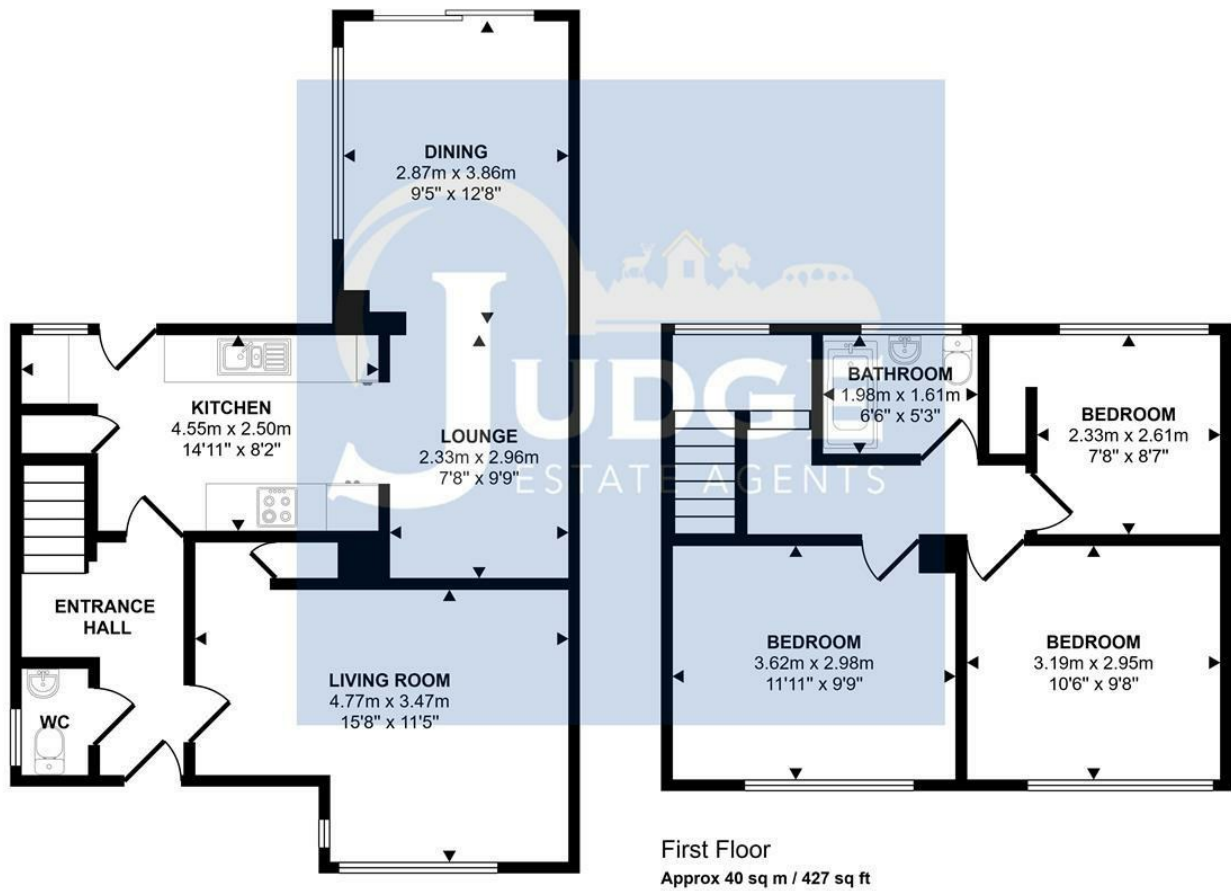
After these stages, we are happy to arrange a viewing suitable to both purchaser and vendor.

MEASUREMENTS & FLOORPLANS

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.



Approx Gross Internal Area
93 sq m / 996 sq ft



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 Made Snappy 360.

