



- FOUR BEDROOM DETACHED HOUSE
- AMPLE OFF ROAD PARKING
- VERY WELL PRESENTED FAMILY HOME

- CUL DE SAC POSITION
- GENEROUSLY SIZED GARDEN
- COUNCIL TAX BAND - D

Asking price £429,950

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



This really well presented, four bedroom detached house is tucked away within a cul de sac position. It is also important to note previously there has been passed plans for a single storey extension due to the ample space to the side of this lovely home. In brief the ideal family home benefits from an Entrance Hall, Living Room, Kitchen/Dining, Utility, WC, First Floor Landing, Four Bedrooms (En-Suite Shower to Main) and a Family Bathroom. There is a beautifully kept rear garden that proceeds alongside the property and from the front there is ample off road parking that leads to an integral Garage. PLEASE VIEW OUR VIRTUAL TOURS FOR MORE DETAIL.

ENTRANCE HALL

There is a radiator, stairs leading up to the first floor landing and a door that leads to:

LIVING ROOM

16'7" into bay x 13'7" - 11' (5.05m into bay x 4.14m - 3.35m) Benefiting from a bay fronted window, radiator, power points, TV point, feature fire surround and a door that leads to:

KITCHEN/DINING

17'11" x 10'5" (5.46m x 3.18m)

Having a range of wall and base units with work surfaces, sink with a mixer tap and drainer, integral oven, hob and grill, extractor, breakfast bar, under stairs cupboard, power points, radiator, patio doors to the rear garden, window to the rear aspect and a door that leads to:

UTILITY

Having a window to the side aspect, power points, base units with work surface, sink with a mixer tap, door to the rear garden, door to the Garage and a door to:

WC

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

FIRST FLOOR LANDING

With a power point, loft access, window to the front aspect and doors that lead to:

MAIN BEDROOM

12'9" x 11'1" (3.89m x 3.38m)

Benefiting from a window to the front aspect, radiator, power points, fitted wardrobes and door that leads to:

EN-SUITE

Comprising a low level WC, wash hand basin, walk in shower, complimentary tiling, heated towel rail and a window to the side aspect.

BEDROOM

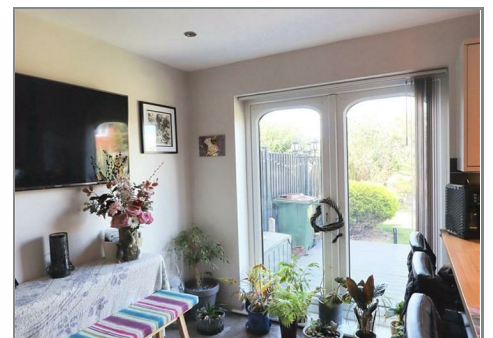
10'9" - 8'7" x 8'1" (3.28m - 2.62m x 2.46m)

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

BEDROOM

9'2" x 8'3" (2.79m x 2.51m)

With a window to the rear aspect, radiator and power points.





BEDROOM

9'8 x 8'4 - 6'7 (2.95m x 2.54m - 2.01m)

There is a window to the rear aspect, radiator and power points.

BATHROOM

Comprising a low level WC, wash hand basin, bath, walk in shower, heated towel rail, complimentary tiling and a window to the rear aspect.

REAR GARDEN

This beautifully kept garden appreciates a patio that leads onto a mainly laid to lawn garden having borders home to a number of shrubs, plants and trees with seating areas and a summer house. There is gated access from the side that accesses the off road parking.

PARKING

From the front there is ample off road parking for a number of vehicles that leads to:

GARAGE

16'7 x 8' (5.05m x 2.44m)

Benefiting from an up and over door and the facilities of both power and lighting.

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

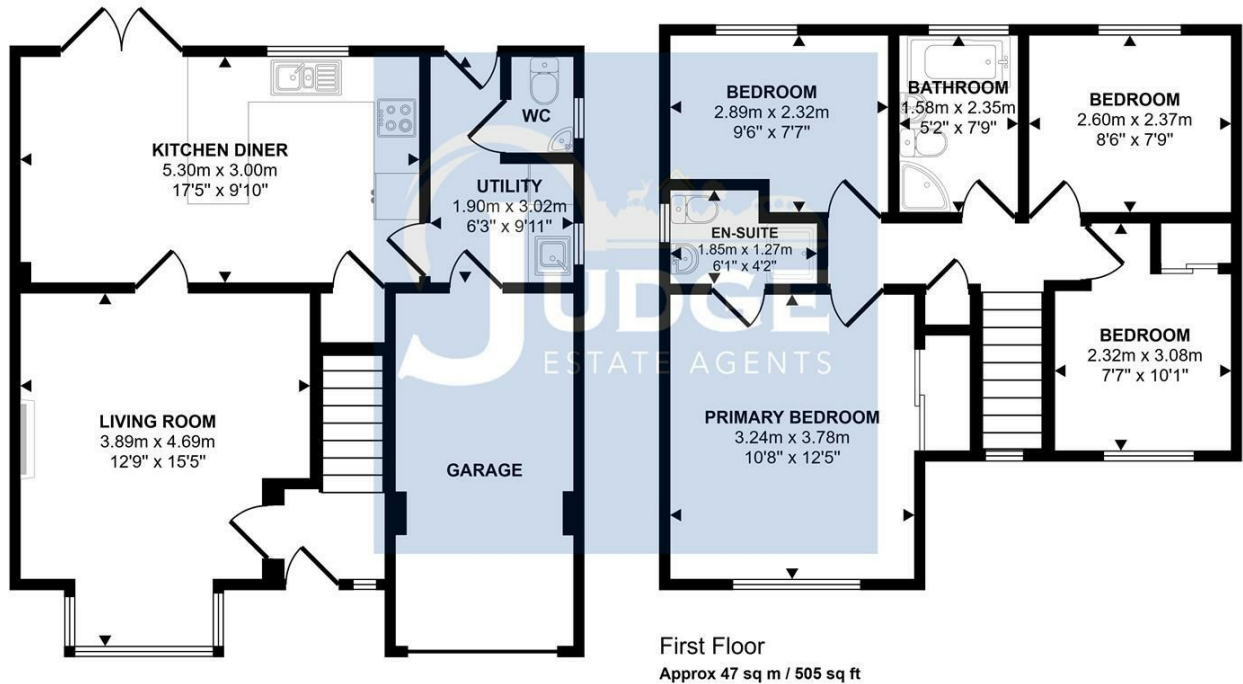
We always like any potential purchaser to follow our four steps

- 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.



Approx Gross Internal Area
103 sq m / 1106 sq ft



Ground Floor
Approx 56 sq m / 601 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	