



- THREE BEDROOM DORMA BUNGALOW
- CONSERVATORY
- CUL DE SAC POSITION

- EN-SUITE TO FIRST FLOOR BEDROOM
- OFF ROAD PARKING AND GARAGE
- COUNCIL TAX BAND - B

Asking price £260,000

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



Located within a cul de sac position comes offered for sale this well presented, three bedroom semi-detached dorma bungalow. A lovely home that is based in a popular location offering great links to the city and major roads including the motorway in brief benefits from an Entrance Porch, Entrance Hall, Living Room, Conservatory, Kitchen, Bathroom, Two Bedrooms and to the First Floor Landing with a Bedroom and an En-Suite. There is a good sized and well maintained garden as well as Off Road Parking that leads to the Garage. PLEASE VIEW OUR VIRTUAL TOURS FOR MORE DETAIL.

#### ENTRANCE PORCH

With a door that leads to:

#### ENTRANCE HALL

Having stairs leading up to the first floor landing, radiator, power point and doors that leads to:

#### LIVING ROOM

16'6 x 11'1 (5.03m x 3.38m)

Benefiting a radiator, power points, TV point, Conservatory doors to the Conservatory and there is also access to:

#### KITCHEN

8'6 x 6'5 (2.59m x 1.96m)

There are a range of wall and base units and work surfaces,

sink with a mixer tap and drainer, integral oven, hob and extractor, integral fridge/freezer, integral dishwasher, plumbing for a washing machine, power points and a window to the rear aspect.

#### CONSERVATORY

10'9 x 9'6 (3.28m x 2.90m)

Benefiting from windows to the rear and side aspects, power points, radiato and patio doors to the rear garden.

#### BEDROOM

10'2 x 9'6 (3.10m x 2.90m )

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

#### BEDROOM

9'3 x 7'5 (2.82m x 2.26m)

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

#### BATHROOM

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

#### FIRST FLOOR LANDING

There is a door that leads to:

#### BEDROOM

12'10 - 5'3 x 13'10 - 7'8 (3.91m - 1.60m x 4.22m - 2.34m)

Benefiting from Velux window to the rear aspect, radiator, power points and a door that leads to:





#### EN-SUITE

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

#### REAR GARDEN

A well maintained garden with a decked area that leads to a mainly laid to lawn garden with patio and good sized shed. There is a door to the Garage and a door that leads to the front of this lovely property.

#### PARKING

There is off road parking that leads to:

#### GARAGE

15'2 x 10'1 (4.62m x 3.07m)

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

#### ANSTNEY HEIGHTS

The road links are superb with links to the motorway, Beaumont Leys Shopping Centre, Abbey Park and Leicester City Centre. The local school within the area is Beaumont Lodge Primary school. If you do not drive then there is a bus service available.

#### 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.

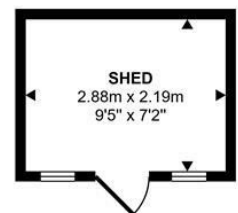
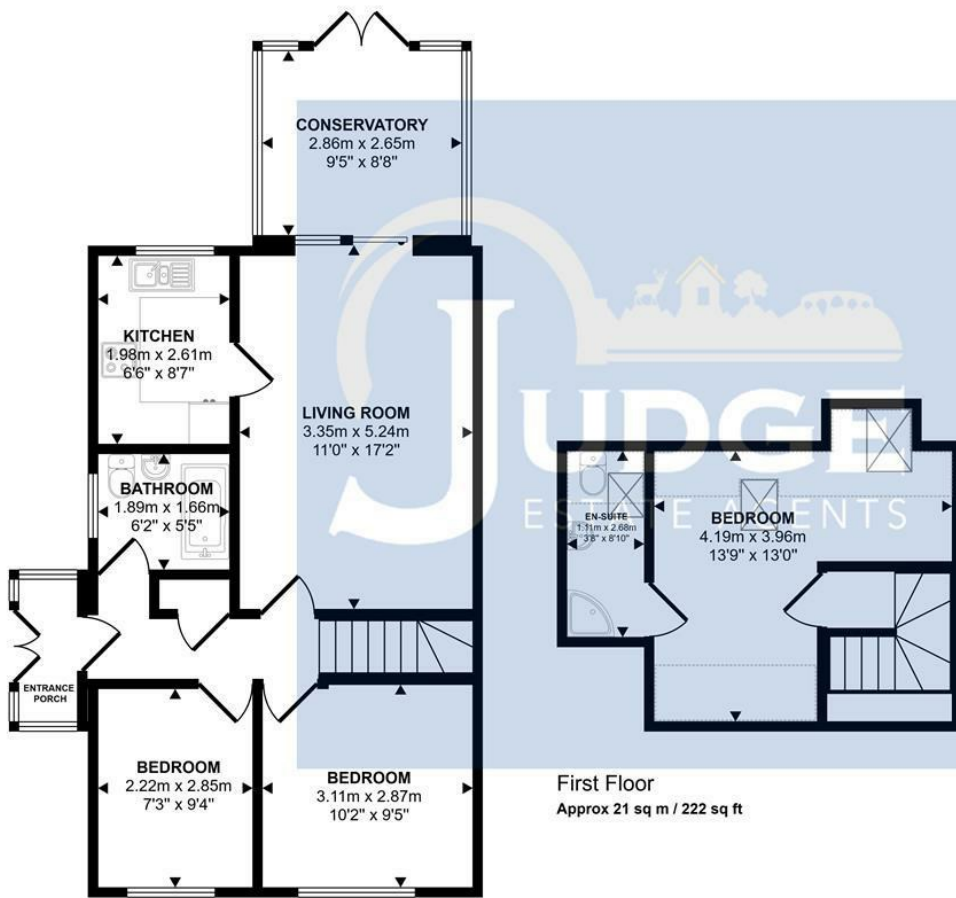
#### MONEY LAUNDERING

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.

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to



Approx Gross Internal Area  
87 sq m / 939 sq ft



**Ground Floor**  
Approx 60 sq m / 649 sq ft

Denotes head height below 1.5m

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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	