



- FOUR BEDROOM DETACHED HOUSE
- UTILITY/WC
- GREAT SCHOOL CATCHMENT
- BEAUTIFUL GARDEN

- CONSERVATORY
- EN-SUITE TO PRIMARY BEDROOM
- OFF ROAD PARKING & GARAGE
- COUNCIL TAX BAND - D

Asking price £395,000

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



Enjoying a conservatory to the rear of this ideal family home and being within fantastic commuting and catchment to reputable schooling comes offered for sale this very well presented four bedroom detached house. In brief this fantastic house benefits from an Entrance Hall, Living Room, Dining Room, Conservatory, Kitchen, Utility, WC, First Floor Landing, Four Bedrooms, En-Suite to the Primary and a Family Bathroom. There is a well established and eye-catching Rear Garden and from the front there is Off Road Parking that leads to an integral Garage.

ENTRANCE HALL

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

LIVING ROOM

16'5 into bay x 13'8 - 11'1 (5.00m into bay x 4.17m - 3.38m)
Benefiting from a bay fronted window, radiator, power points, feature fire surround, TV point and a door that leads to:

DINING ROOM

10'3 x 8'11 (3.12m x 2.72m)

There is a radiator, power points, door to the Kitchen and Conservatory doors that lead to:

CONSERVATORY

12'9 x 9'2 (3.89m x 2.79m)

With windows to the rear and side aspects, power points and patio doors to the rear garden.

KITCHEN

10'4 x 9'2 (3.15m x 2.79m)

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

UTILITY

Having base units with work surface, sink, plumbing for a

washing machine, power points, radiator, window to the side aspect, door to the integral Garage, door to the Rear Garden and a door that leads to:

WC

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

FIRST FLOOR LANDING

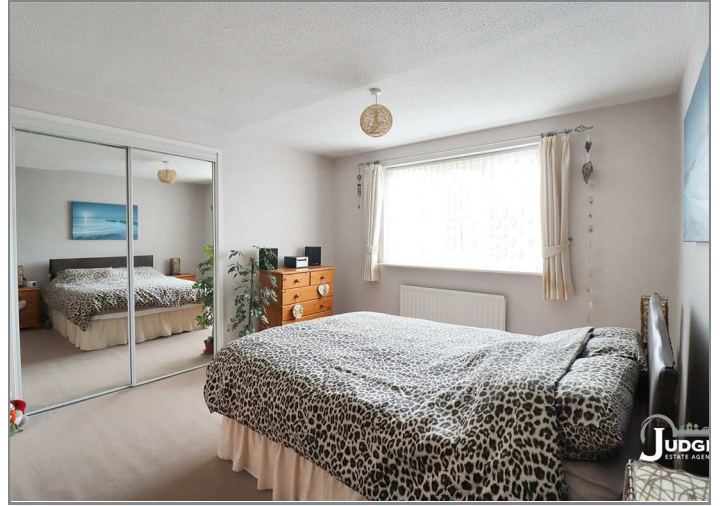
Having a window to the front aspect and doors that lead to:

PRIMARY BEDROOM

12'10 x 11'3 (3.91m x 3.43m)

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





EN-SUITE

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

BEDROOM

9'4 maximum x 8'3 (2.84m maximum x 2.51m)

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

BEDROOM

10'8 - 8'9 x 8'1 (3.25m - 2.67m x 2.46m)

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

BEDROOM

9'7 x 8'3 - 6'5 (2.92m x 2.51m - 1.96m)

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

BATHROOM

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

REAR GARDEN

A lovely garden that enjoys a brick paved patio and pathway that appreciates a laid to lawn garden with borders home to a number of shrubs and plants. There is also a shed.

PARKING

From the front there is off road parking that leads to:

GARAGE

16'11 x 8' (5.16m x 2.44m)

Benefiting from an up and over door with 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.

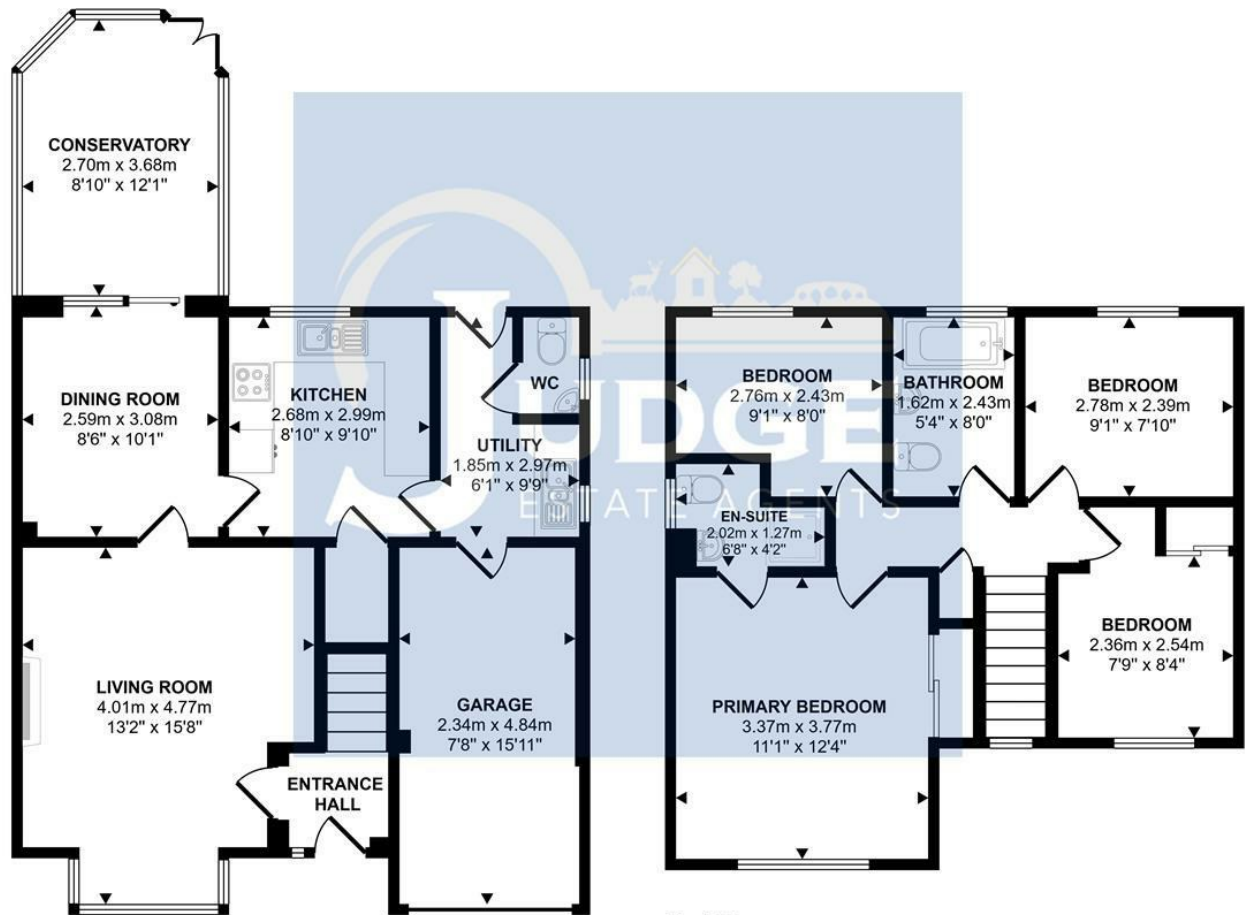
VIEWINGS

We always like any potential purchaser to follow our four steps

1) Read property description



Approx Gross Internal Area
115 sq m / 1235 sq ft



Ground Floor
Approx 67 sq m / 721 sq ft

First Floor
Approx 48 sq m / 514 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	83

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	