



18 WHEATFIELD CLOSE, GLENFIELD, LE3 8SD

ASKING PRICE £419,950



# 18 WHEATFIELD CLOSE, GLENFIELD, LE3 8SD

## £419,950 FREEHOLD



### 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'

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

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

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

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

### BEDROOM

9'2 x 8'3

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

### BEDROOM

9'8 x 8'4 - 6'7

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'

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.

## 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.

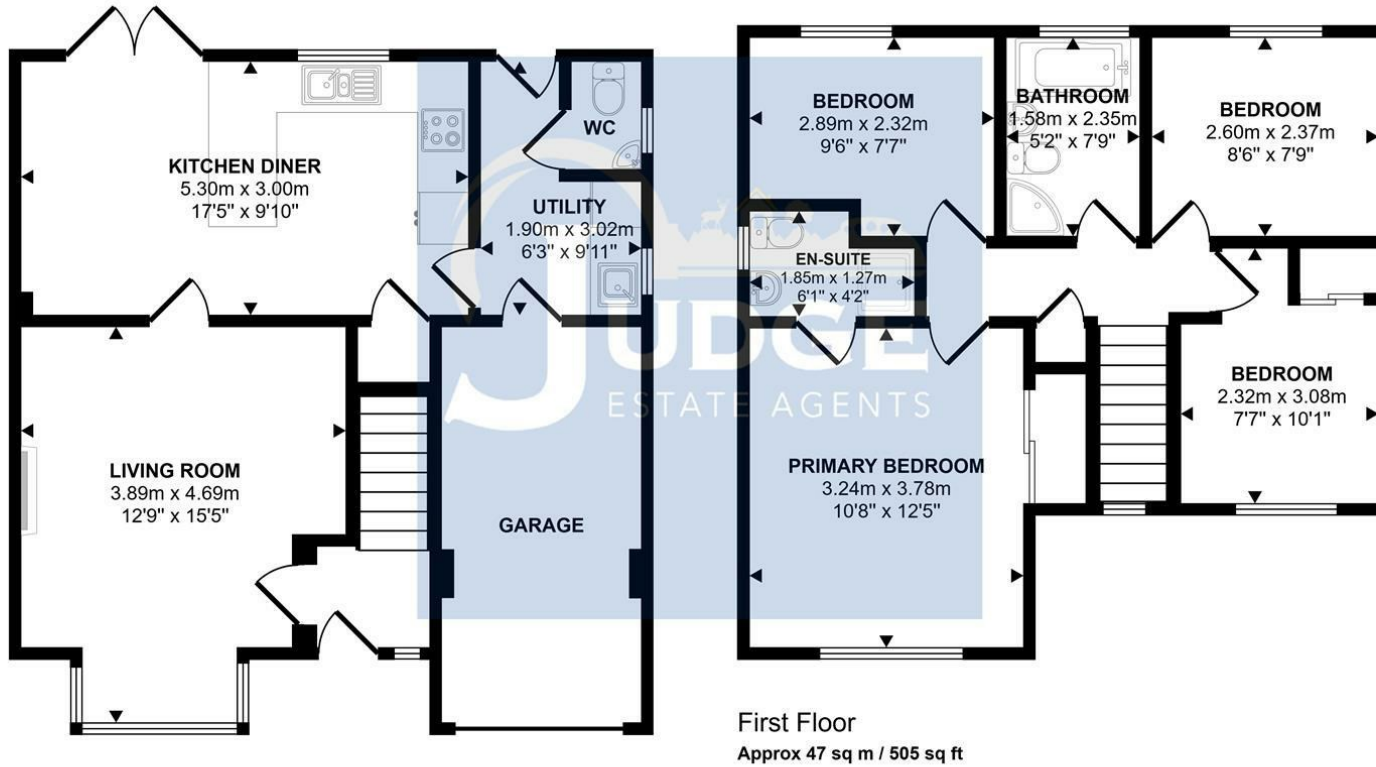
1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. The measurements indicated are supplied for guidance only and as such must be considered incorrect.



4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR

TENANTS. JUDGE ESTATE AGENTS LIMITED NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

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.

Viewings strictly by  
appointment via Judge  
Estate Agents

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

WE ARE NOT ONLY YOUR LOCAL ESTATE AGENT, WE ARE ALSO YOUR NEIGHBOUR

PROUD TO SELL HOMES IN THE VILLAGES WE LIVE IN AND LOVE

