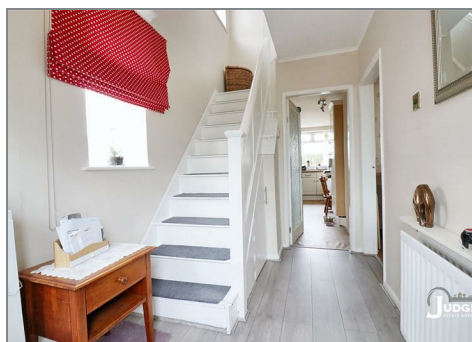




- THREE BEDROOM SEMI-DETACHED HOUSE
- GARDEN CABIN
- GROUND FLOOR WC

- OFF ROAD PARKING
- GENEROUS REAR GARDEN
- COUNCIL TAX BAND - C

Asking price £276,000

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



This traditional brick built three bedroom semi-detached house is well situated for city and motorway access that also makes an ideal family home. Briefly this lovely home comprises an Entrance Hall, Living/Dining Room, Kitchen, Porch/Utility, WC, First Floor Landing, Three Bedrooms and a Bathroom. There is a good sized rear garden with a generously sized Cabin and from the front there is Off Road Parking that leads to a Garage. THERE WILL BE A BLOCK VIEWING ON THIS PROPERTY PLEASE CONTACT OUR OFFICE FOR FURTHER DETAILS.

ENTRANCE HALL

There are stairs leading up to the first floor landing, under stairs cupboard, windows to the front and side aspect and doors that lead to:

LIVING/DINING ROOM

30'6 x 10'10 - 9'4 (9.30m x 3.30m - 2.84m)

Benefiting from a bay fronted window, radiator, power points, feature fire surround and a window to the rear aspect.

KITCHEN

16'9 x 7'11 (5.11m x 2.41m)

With a range of wall and base units and work surfaces, sink with a mixer tap, window to the rear aspect, power points, radiator and door that leads to:

PORCH/UTILITY

10'10 x 6'4 (3.30m x 1.93m)

Having work surface, plumbing for a washing machine, power points, window to the side aspect, doors to the front and rear of the house and a door that leads to:

WC

Comprising a low level WC with a window to the side aspect.

FIRST FLOOR LANDING

There is a window to the side aspect, loft access, power point and doors that leads to:

BEDROOM

10'10 x 8'5 (3.30m x 2.57m)

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

BEDROOM

10'5 x 9'4 (3.18m x 2.84m)

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

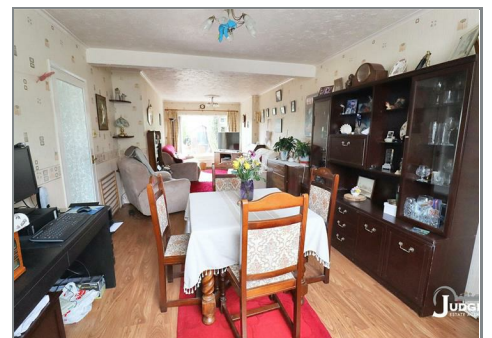
BEDROOM

7' x 7' (2.13m x 2.13m)

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

BATHROOM

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





REAR GARDEN

A beautifully kept and good sized garden that enjoys a patio seating area, laid to lawn with borders home to a number of shrubs, plants and trees.

CABIN

12'7 x 12'6 (3.84m x 3.81m)

Located in the rear garden with lighting.

PARKING

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

GARAGE

With an up and over door.

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

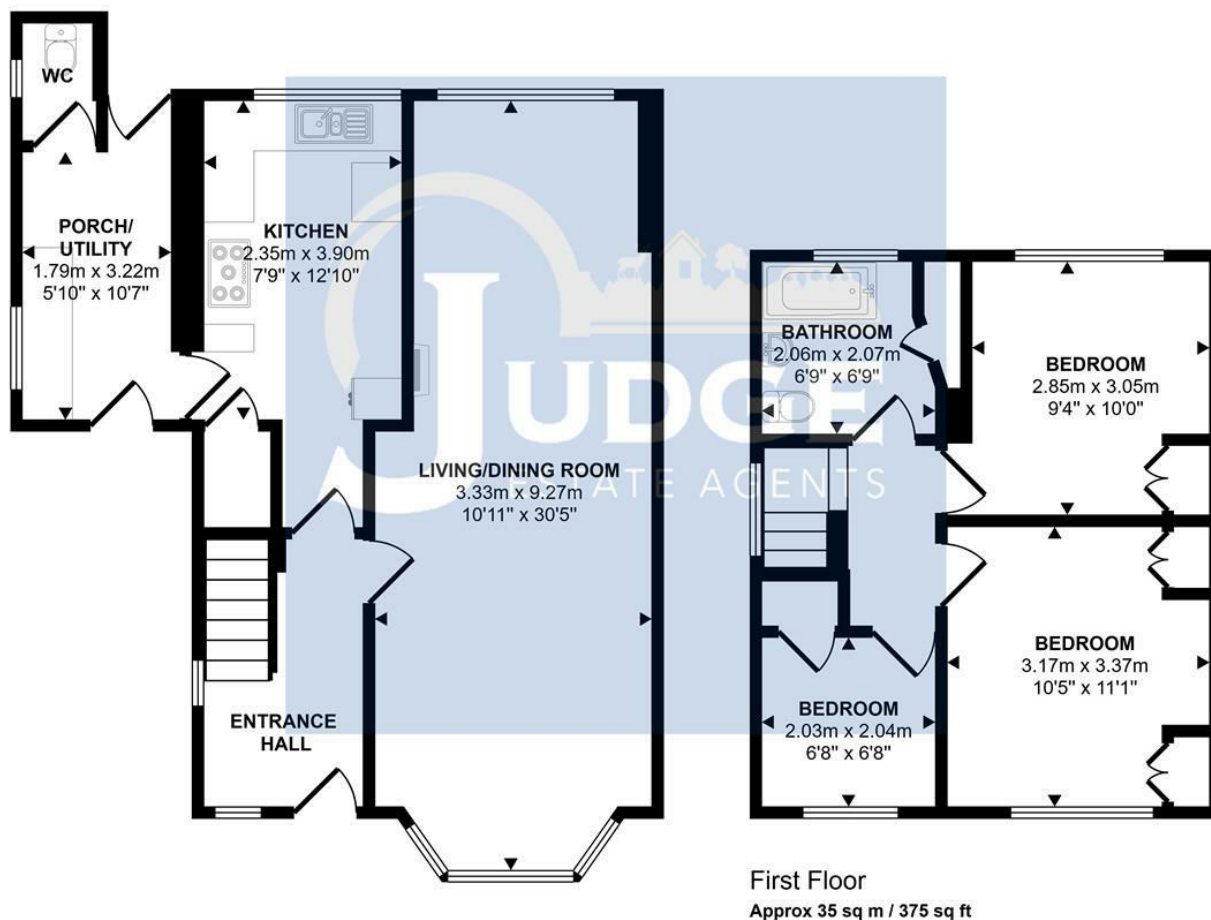
After these stages, we are happy to arrange a viewing suitable to both purchaser and vendor.

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
92 sq m / 986 sq ft



Ground Floor
Approx 57 sq m / 610 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	