



- THREE BEDROOM SEMI-DETACHED HOUSE
- BEAUTIFUL AND GOOD SIZED REAR GARDEN
- HIGHLY REGARDED LOCATION
- OFF ROAD PARKING & GARAGE
- READY FOR NEXT OWNER TO ADD OWN VISION TO
- COUNCIL TAX BAND - C

Asking price £265,000

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



Within this popular residential location that appreciates reputable school and shopping facilities as well as links to major road and motorway comes offered for sale this traditionally built three bedroom semi-detached house. As you enter there is an entrance porch, entrance hall, living/dining room, kitchen, first floor landing, three bedrooms, bathroom and a separate WC. Outside to the rear there is a generously sized and well established garden and from the front, off road parking that leads alongside the property to a garage. Judge Estate Agents recommend an internal viewing to fully appreciate.

**ENTRANCE PORCH**

There is a door that leads to:

**ENTRANCE HALL**

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

**LIVING/DINING ROOM**

27' into bay x 13' - 10'9 (8.23m into bay x 3.96m - 3.28m)  
Benefiting from a bay fronted window, radiator, power points, feature fire surround and patio doors that lead to the rear garden.

**KITCHEN**

11'4 x 8'4 - 5'2 (3.45m x 2.54m - 1.57m)

Having a range of wall and base units and work surface with a sink and mixer tap, power points, pantry, window to the rear aspect and a door to the side aspect.

**FIRST FLOOR LANDING**

There is a window to the side aspect, airing cupboard, loft access and doors that lead to:

**BEDROOM**

14'4 into bay x 9'7 (4.37m into bay x 2.92m)

Benefiting from a bay fronted window, radiator, power points and fitted wardrobes.

**BEDROOM**

11'4 x 9'9 (3.45m x 2.97m)

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

**BEDROOM**

8'1 x 6'9 (2.46m x 2.06m)

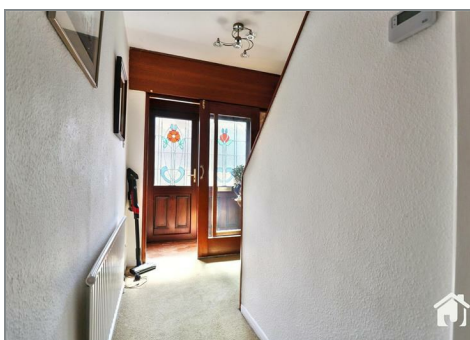
With a window to the front aspect, radiator and power points.

**BATHROOM**

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

**WC**

Comprising a low level WC and a window.





**REAR GARDEN**

This beautiful garden appreciates a patio that leads to a mainly laid to lawn area that is also home to a number of shrubs and plants.

**PARKING**

From the front there is off road parking that proceeds alongside the property to:

**GARAGE**

20' x 8'5 (6.10m x 2.57m)

Benefiting from an up and over door, 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**

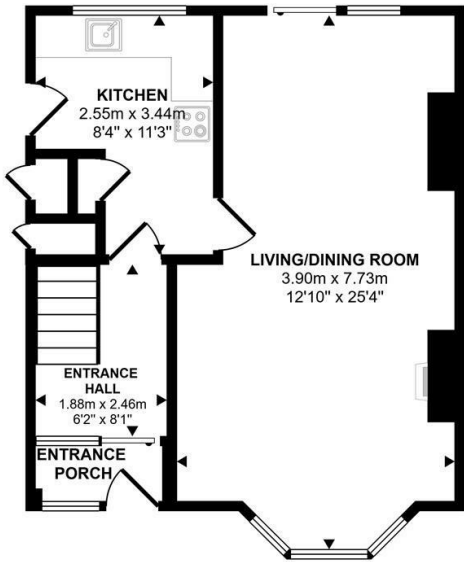
Purchasers should note that if a floor plan is included within property particulars it is intended to show the relationship between rooms and does not reflect exact dimensions or indeed seek to exactly replicate the layout of the property. Floor plans are produced for guidance only and are not to scale. 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**

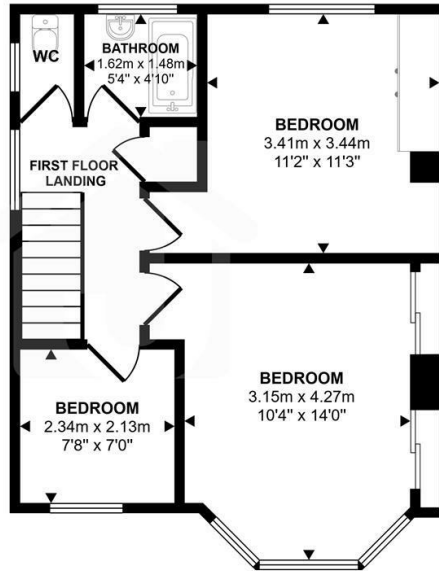
In line with current money laundering regulations,



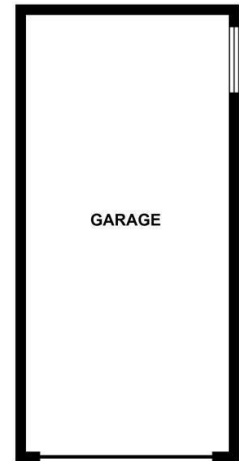
Approx Gross Internal Area  
106 sq m / 1139 sq ft



Ground Floor  
Approx 43 sq m / 467 sq ft



First Floor  
Approx 44 sq m / 475 sq ft



Garage  
Approx 18 sq m / 198 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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		70	78
	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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
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