JUDGE
ESTATE AGENTS

8 WHEATFIELD CLOSE, GLENFIELD LE3 8SD

OFFERS OVER £375,000
FREEHOLD

0116 236 7000

sales@judgeestateagents.co.uk

judgeestateagents.co.uk

13 The Nook, Anstey, Leicester, Leicestershire, LE7 7AZ





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

CONSERVATORY 12'9 x 9'2
With windows to the rear and side aspects, power points and patio doors to the rear garden.

KITCHEN 10'4 x 9'2
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
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
With a window to the rear aspect, radiator, power points, fitted cupboard and wardrobe.

BEDROOM 10'8 - 8'9 x 8'1
There is a window to the front aspect, radiator, power points and fitted wardrobes.

BEDROOM 9'7 x 8'3 - 6'5
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'
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

2) Look at Floorplan

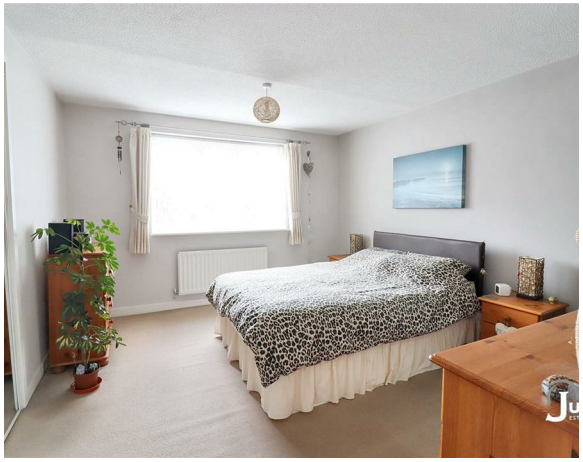
3) Watch our virtual viewing video

4) Please provide and assist proof of affordability

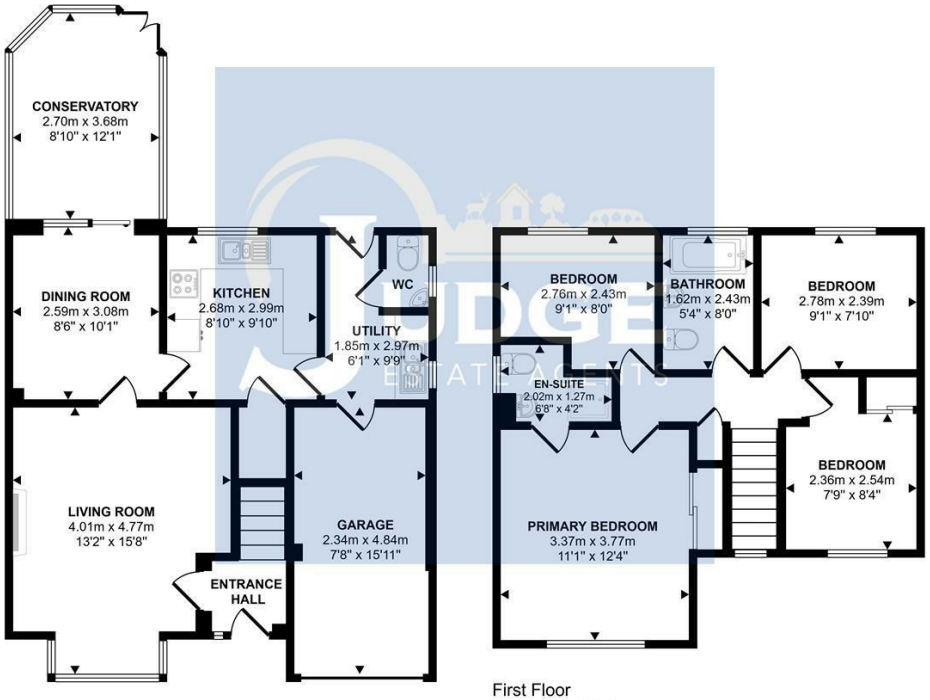
After these stages, we are happy to arrange a viewing suitable to both purchaser and vendor.

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
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.

LOCATION



MEASUREMENTS

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VIEWINGS

Viewings strictly by appointment via Judge Estate Agents.
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**

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LET'S TALK

0116 236 7000 judgeestateagents.co.uk sales@judgeestateagents.co.uk 13 The Nook, Anstey, Leicester, Leicestershire, LE7 7AZ

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ZOOPLA rightmove

TERMS & CONDITIONS

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.