



- Three Bedroom Semi Detached
- Kitchen Diner
- Family Bathroom
- Driveway
- No Upward Chain

- Lovingly Maintained
- Living Area
- Storage
- Generous Garden To Rear With Outbuildings

**£230,000**



Judge Estate Agents are delighted to present this beautifully maintained three-bedroom semi-detached home on Glazebrook Road, a property that has remained in the same family for many years and reflects genuine care throughout. Recent exterior upgrades enhance its kerb appeal, offering buyers a home that feels both established and refreshed. Inside, the accommodation is thoughtfully arranged, featuring a bright and inviting kitchen-diner, a comfortable living area, and three well-proportioned bedrooms supported by a modern family bathroom. The home offers an effortless flow and a sense of space that will appeal to a wide range of buyers. Externally, the property continues to impress with a private driveway, a generous rear garden, and excellent storage options including a secure shed and an additional outhouse, ideal for hobbies or practical use. Offered with no upward chain, this is a rare chance to secure a beautifully maintained home without delay.

#### GROUND FLOOR

##### PORCH & ENTRANCE HALL

Doorway leading to porch to door leading to additional doorway to entrance hall with staircase raising to first floor and doorway leading too:

##### LIVING ROOM

17'8" x 12'3" (5.40 x 3.74)

To front elevation, UPVC double glazed window, carpeted flooring, understairs storage cupboard, electric fire with surround, double doors leads to:

##### KITCHEN DINER

20'5" x 8'5" (6.23 x 2.57)

To rear elevation with a selection of wall and base units, worktops to include breakfast bar, tiled splashback, inset stainless steel sink and drainer, integrated electric oven and hob with extractor hood. Plumbing for a washing machine and space for an additional undercounter appliance. Vinyl flooring, radiator and French doors leading to rear garden. UPVC double glazed windows.

##### BOOTROOM/UTILITY

7'11" x 9'11" (2.43 x 3.04)

UPVC door from driveway with doorway leading to the rear garden and additional doorway to kitchen

##### LANDING

UPVC triple glazed window, loft access and leading to all first floor accommodation:

##### BEDROOM TWO

11'2" x 8'5" (3.42 x 2.58)

To rear elevation, UPVC triple glazed window, fitted wardrobe, carpeted flooring, radiator.

##### BEDROOM ONE

12'1" x 12'0" (3.70 x 3.66)

To front elevation, carpeted flooring, two fitted wardrobes, UPVC triple glazed window, radiator

#### FIRST FLOOR





### BEDROOM THREE

9'1" x 8'6" (2.78 x 2.60)

To front elevation, custom built cabin bed, carpeted flooring, UPVC triple glazed window and radiator

### FAMILY BATHROOM

9'4" x 5'5" (2.85 x 1.67)

To rear elevation, with three piece white suite including low level flush WC, hand wash basin and bath with shower over, heated towel rail, UPVC double glazed window, vinyl flooring.

### OUTSIDE

To front of property, drop kerb access to driveway for multiple cars leading to side and front doors.

To the rear, a generous garden with flagstone patio, mainly laid to lawn with a selection of borders. An outhouse.

Secured outbuilding with UPVC door and double glazed window and timbered shed

### LOCATION

This popular inner ring road location is within a short drive of

the Leicester City Centre and the western bypass providing excellent transport links. There is an ease of access to the major road an motorway as well as Fosse Park and Beaumont Leys each with their variety of shopping facilities and eateries.

### 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

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.

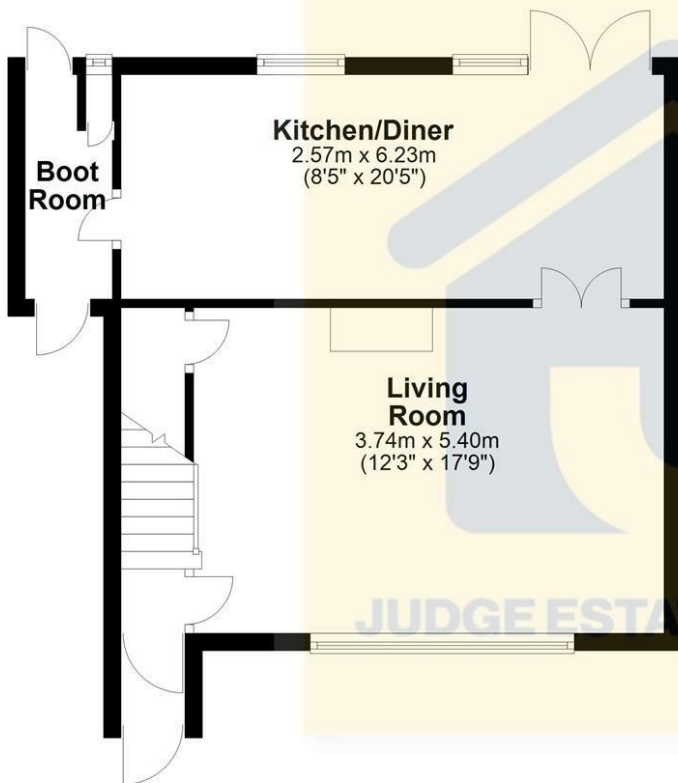
### MONEY LAUNDERING

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.



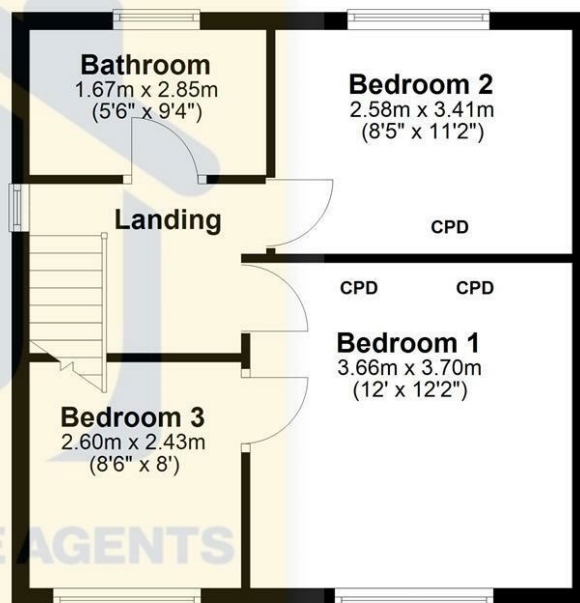
### Ground Floor

Approx. 43.6 sq. metres (469.0 sq. feet)



### First Floor

Approx. 39.9 sq. metres (429.7 sq. feet)



Total area: approx. 83.5 sq. metres (898.7 sq. feet)

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			
<b>England &amp; Wales</b>		66	85
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) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
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