

**11 LEDWELL  
DRIVE, GLENFIELD LE3 8BG**

**£290,000**  
**FREEHOLD**

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



THIS IMMACULATELY PRESENTED, THREE BEDROOM SEMI-DETACHED HOUSE MUST BE VIEWED TO FULLY APPRECIATE. BEING LOCATED WITHIN THIS HIGHLY SOUGHT AFTER LOCATION BEING IDEALLY LOCATED FOR THE CITY CENTRE AND MOTORWAY ACCESS, THIS STUNNING HOME IN BRIEF BENEFITS FROM AN ENTRANCE HALL, OPEN-PLAN, LIVING/KITCHEN/DINING WITH A CONSERVATORY, FIRST FLOOR LANDING, THREE BEDROOMS AND A BATHROOM. OUTSIDE FROM THE FRONT THERE IS BRICK PAVED OFF ROAD PARKING AND TO THE REAR THERE IS A GOOD SIZED AND EYE-CATCHING GARDEN. A VIEWING COMES HIGHLY RECOMMENDED TO APPRECIATE.



#### **ENTRANCE HALL**

There are stairs leading up to the first floor landing, radiator and a door that leads to:

#### **LIVING/KITCHEN/DINING/CONSERVATORY 31'7 - 21'9 x 14'9 - 11'8**

Benefiting from a bay fronted window, radiator, power points, feature fireplace with log burner, wall and base units with work surfaces, integral oven, hob and extractor, wine fridge, integral fridge/freezer, under stairs cupboard, door to the side aspect, windows to the rear and side aspects and patio doors to the rear garden.

#### **FIRST FLOOR LANDING**

With a window to the side aspect, loft access, power point and doors that lead to:

#### **PRIMARY BEDROOM 11'8 x 8'7**

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

#### **BEDROOM 9'11 x 6'10**

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

#### **BEDROOM 8'9 - 6'11 x 5'11**

There is a window to the front aspect, radiator, power points and fitted cupboard.

#### **BATHROOM**

Comprising a low level WC, wash hand basin, bath with a shower over, complimentary tiling, heated towel rail and a window to the side aspect.

#### **REAR GARDEN**

A lovely garden that enjoys a brick paved patio that leads alongside the property to the front and towards the rear of the garden there is a laid to lawn area and sheltered social area and workshop/shed.

#### **PARKING**

From the front there is brick paved off road parking.

#### **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 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 WHATSOEVER IN RELATION TO THIS PROPERTY.



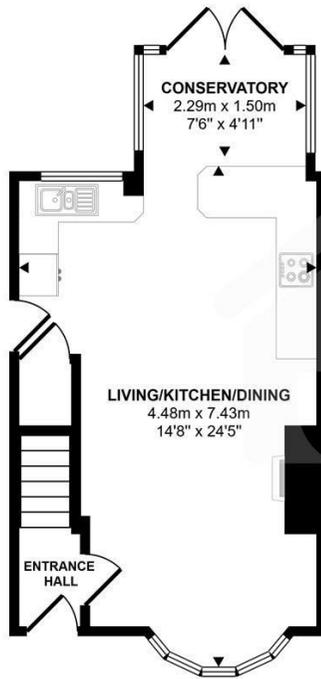
## LOCATION



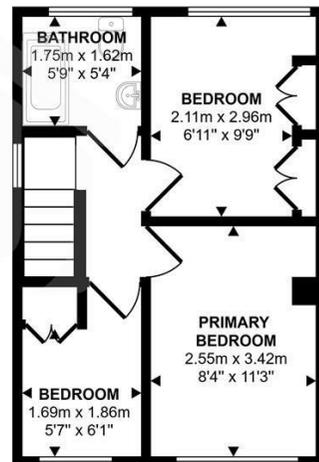
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Approx Gross Internal Area  
63 sq m / 678 sq ft



Ground Floor  
Approx 34 sq m / 371 sq ft



First Floor  
Approx 29 sq m / 308 sq ft

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## VIEWINGS

### Viewings strictly by appointment via Judge Estate Agents.

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## LET'S TALK



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All properties are listed on Rightmove, Zoopla & our website.



## TERMS & CONDITIONS

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