JUDGE
ESTATE AGENTS

26 GLENVILLE AVENUE, GLENFIELD LE3 8BE

£450,000

FREEHOLD

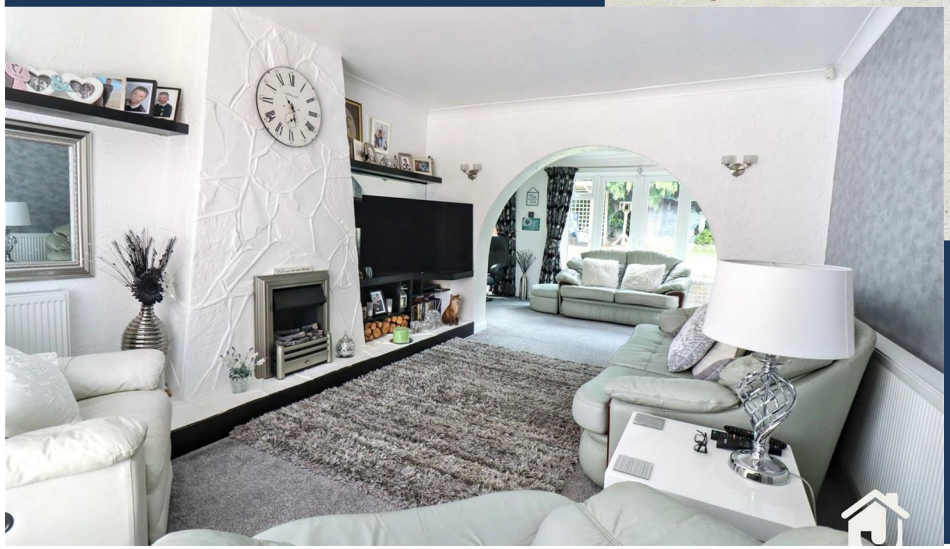
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13 The Nook, Anstey, Leicester, Leicestershire, LE7 7AZ





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LOCATED AT THE HEAD OF A CUL-DE-SAC WITHIN THE SUBURB OF GLENFIELD COMES AN OPPORTUNITY TO PURCHASE THIS IMPRESSIVE DETACHED FOUR BEDROOM BUNGALOW WITH AMPLE OFF ROAD PARKING AS WELL AS FOUR GARAGES. THE PROPERTY IS WELL PLACED FOR COMMUTING SEEKERS WITH THE A50/A46 AND THE M1/M69 COMMUTER BELT NOT TOO FAR AWAY. THIS LOVELY HOME PROVIDES SCOPE FOR FURTHER DEVELOPMENT/CHANGES TO THE NEXT BUYERS LIKING AND BENEFITS A SPACIOUS ENTRANCE HALL, LIVING ROOM, LOUNGE, CONSERVATORY, KITCHEN/DINING, FOUR BEDROOMS, BATHROOM AND A SHOWER ROOM. THERE IS A WELL ESTABLISHED BEAUTIFUL GARDEN WITH SEATING AREAS. TO DISCUSS MORE ABOUT THIS AMAZING BUNGALOW PLEASE CONTACT OUR TEAM AT JUDGE ESTATE AGENTS.







ENTRANCE HALL
Benefiting from a built in cupboard, radiator, bay fronted window, radiator, power points and doors to

LIVING ROOM 14'6" x 11'11"
Having a feature surround, power points, TV point, patio doors to the front aspect and archway through to

LOUNGE 22'6" x 7'9"
With two patio doors to the rear garden, power points, radiator, doors to two bedrooms and bathroom and access also through to:

KITCHEN/DINING 14'1" x 9'10"
Benefiting from a range of wall and base units with work surfaces, sink with a mixer tap and drainer, window to the rear aspect power points and access to:

CONSERVATORY 11'7" x 10'9"
Having windows to the rear and side aspects, power points, base units with work surface, plumbing for a washing machine and patio doors to the rear garden.

BEDROOM 13'1" x 9'10"
With a window to the front aspect, radiator, power points and fitted wardrobes.

BEDROOM 13'2" x 8'8"
Benefiting from a window to the front aspect, radiator, power points and fitted wardrobes.

BATHROOM
Comprising from low level wc, wash hand basin, bath, complimentary tiling, walk in shower, heated towel rail and a window to the rear aspect.

BEDROOM 11'11" x 9'11"
With a window to the front aspect, radiator and power points.

BEDROOM 11'7" x 9'11"
Benefiting from a window to the rear aspect,, fitted wardrobes, radiator and power points.

SHOWER ROOM
Comprising from low level WC, wash hand basin, multi jet walk in shower, heated towel rail, complimentary tiling, extractor fan and glass bricks within wall which make an attractive feature and also lets in some natural light.

REAR GARDEN
To the rear of the property is a quaint paved sitting area with steps leading up to a mainly laid to lawn area having borders with a variety of shrubs, plants and trees. The rear of the garden there is a shed, workshop and sheltered seating area.

PARKING
When turning onto Glenville Avenue you a required to drive to the very top where you will find a private driveway leading to the lovely bungalow with ample off road parking and access also to:

DOUBLE GARAGE 16'8" x 12'7"
Having electric up and over door with power and lighting.

GARAGE 17'1" x 8'1"
Benefiting from electric up and over door and the facility of power and lighting.

DETACHED DOUBLE GARAGE 16'4 x 14'1
Benefiting from an electric door and power and light

FURTHER INFORMATION
This lovely property also has CCTV and Alarm system.

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

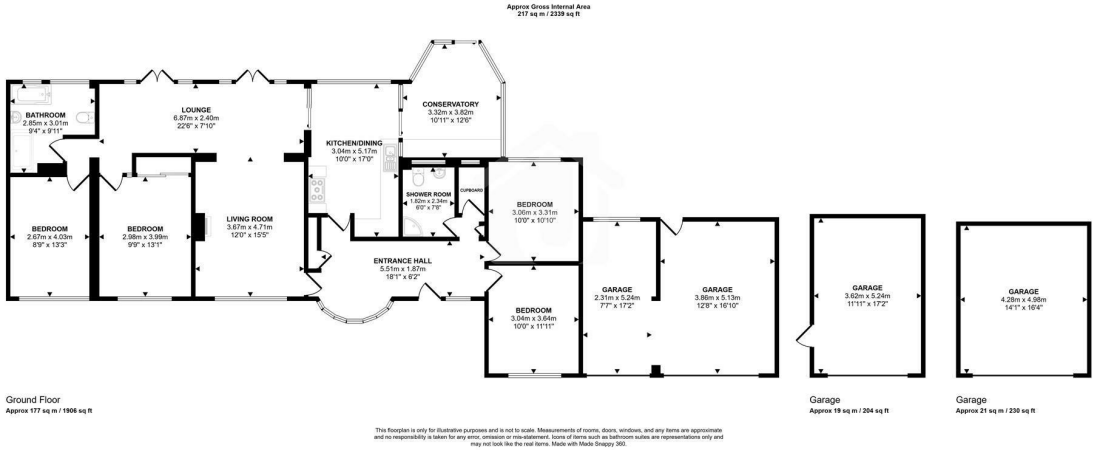
3) Watch our virtual viewing video

4) Please provide and assist proof of affordability

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







LOCATION



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. 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 Snappy 360.

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**

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

LET'S TALK

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

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

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.