JUDGE
ESTATE AGENTS

59 GLAZEBROOK ROAD, LEICESTER LE3 9NW

£220,000
FREEHOLD

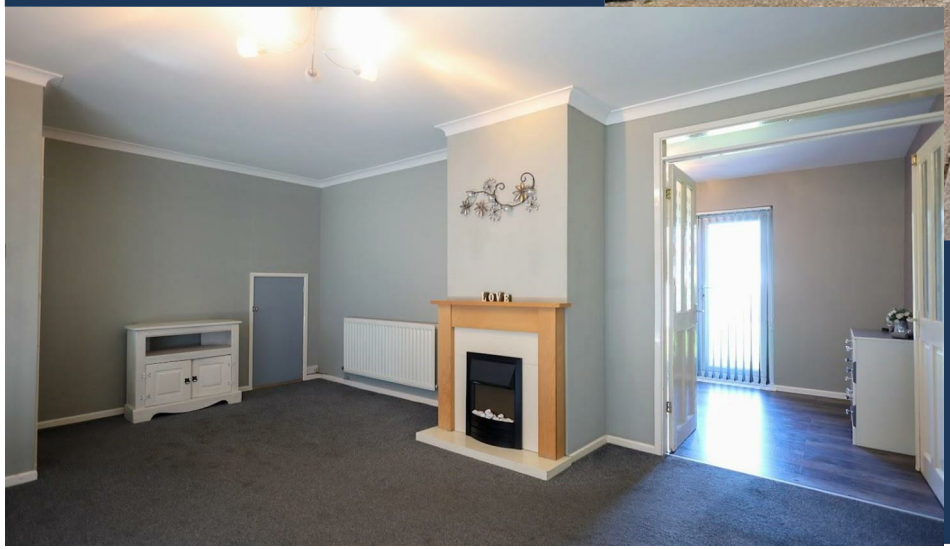
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JUDGE ESTATE AGENTS ARE DELIGHTED TO PRESENT THIS BEAUTIFULLY MAINTAINED THREE-BEDROOM SEMI-DETACHED HOME ON GLAZEBROOK ROAD, A PROPERTY THAT HAS REMAINED IN THE SAME FAMILY FOR MANY YEARS AND REFLECTS GENUINE CARE THROUGHOUT. RECENT EXTERIOR UPGRADES 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







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

FIRST FLOOR

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

Bedroom Two 11'2" x 8'5"
To rear elevation, UPVC triple glazed window, fitted wardrobe, carpeted flooring, radiator.

Bedroom One 12'1" x 12'0"
To front elevation, carpeted flooring, two fitted wardrobes, UPVC triple glazed window, radiator

Bedroom Three 9'1" x 8'6"
To front elevation, custom built cabin bed, carpeted flooring, UPVC triple glazed window and radiator

Family Bathroom 9'4" x 5'5"
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

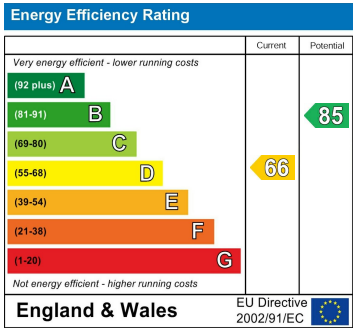
After these stages, we are happy to arrange a viewing suitable to both purchaser and vendor.

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.

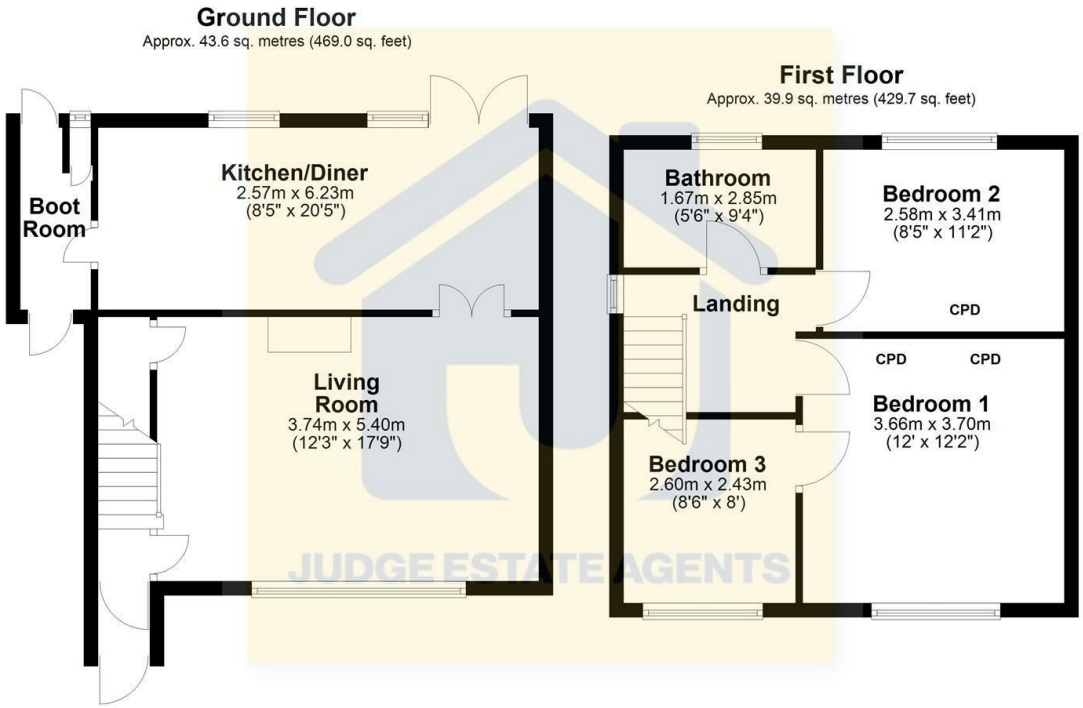
Money Laundering
As part of our legal obligations, we must carry out Anti-Money Laundering (AML) checks on all buyers. Buyers will be asked to provide us with photo I.D. (e.g. Passport, driving licence, bus pass etc) and proof of address (e.g. current utility bill, bank statement etc). A fee of £30 per buyer will be charged to cover the cost of these checks. This fee must be paid before the checks are carried out. Please note that this is an agency fee, not a government charge. We ask for your cooperation in this matter as this information will be required before a sale can be agreed.











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

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.