



- THREE BEDROOM SEMI-DETACHED HOUSE
- OFF ROAD PARKING
- NO UPWARD CHAIN
- CUL-DE-SAC LOCATION
- READY FOR NEXT OWNER TO ADD OWN VISION
- COUNCIL TAX BAND - C

Offers over £260,000



Located within a popular Cul-De-Sac location that is close to good local amenities and Schools, Judge Estate Agents are happy to offer to the market this three bedroom semi-detached family home. Ready for the next owner to add their vision, this lovely house benefits in brief of an Entrance Porch, Entrance Hall, Living/Dining Room, Garden Room, Kitchen, First Floor Landing, Three Bedrooms and a Shower Room. To the rear there is a well maintained and eye-catching garden and from the front there is Off Road Parking that leads alongside the property to a Garage. A viewing comes highly advised to fully appreciate.

**ENTRANCE PORCH**

Having access that leads to:

**ENTRANCE HALL**

There are stairs leading up to the first floor landing, radiator, under stairs cupboard and doors that lead to:

**LIVING/DINING ROOM**

23'5 x 11'2 - 8'2 (7.14m x 3.40m - 2.49m)

Benefiting from a window to the front aspect, radiator, power points, feature fire surround, breakfast serving window and access to:

**GARDEN ROOM**

8' x 7' (2.44m x 2.13m)

There is a window to the rear aspect, radiator, power points and a door to the side aspect.

**KITCHEN**

11'2 x 8'4 (3.40m x 2.54m)

Having a range of wall and base units with work surfaces, sink with a mixer tap and drainer, integral oven, hob with extractor, power points, window to the rear aspect and a door to the side aspect.

**FIRST FLOOR LANDING**

With a window to the side aspect, airing cupboard, loft access and doors that lead to:

**BEDROOM**

12'11 x 8'8 (3.94m x 2.64m )

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

**BEDROOM**

11'2 x 10'2 (3.40m x 3.10m)

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

**BEDROOM**

8'8 - 7'10 x 7'3 (2.64m - 2.39m x 2.21m)

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

**SHOWER ROOM**

Comprising a low level WC, wash hand basin, walk in shower, heated towel rail and a window to the rear aspect.





#### REAR GARDEN

A lovely and well established garden that appreciates paved areas married with a laid to lawn and bordered garden home to a number of shrubs, plants and trees as well as a pond and shed.

#### PARKING

From the front there is brick paved off road parking with access alongside this lovely home that then leads to:

#### GARAGE

Benefiting from an up and over door.

#### 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

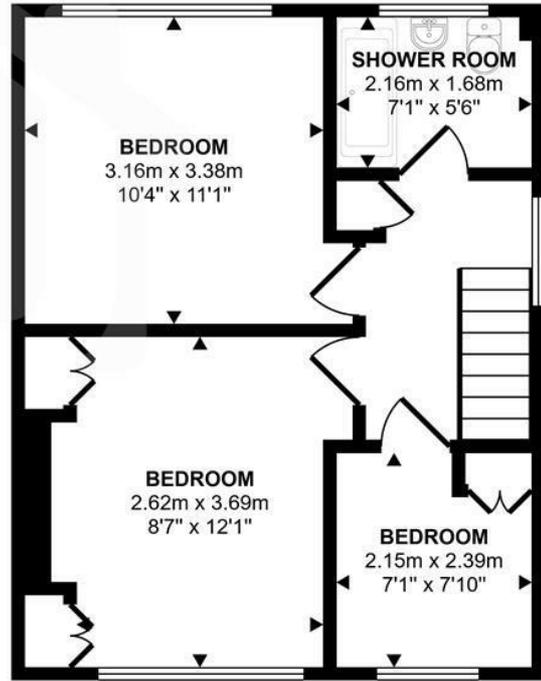
In line with current money laundering regulations,



Approx Gross Internal Area  
86 sq m / 926 sq ft



Ground Floor  
Approx 46 sq m / 498 sq ft



First Floor  
Approx 40 sq m / 428 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

