



READINGS

www.readingspropertygroup.com



Glenfield Road

Leicester, Leicester, LE3 6AW

£270,000



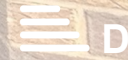
3



1



2



D

Glenfield Road

Leicester, Leicester, LE3 6AW

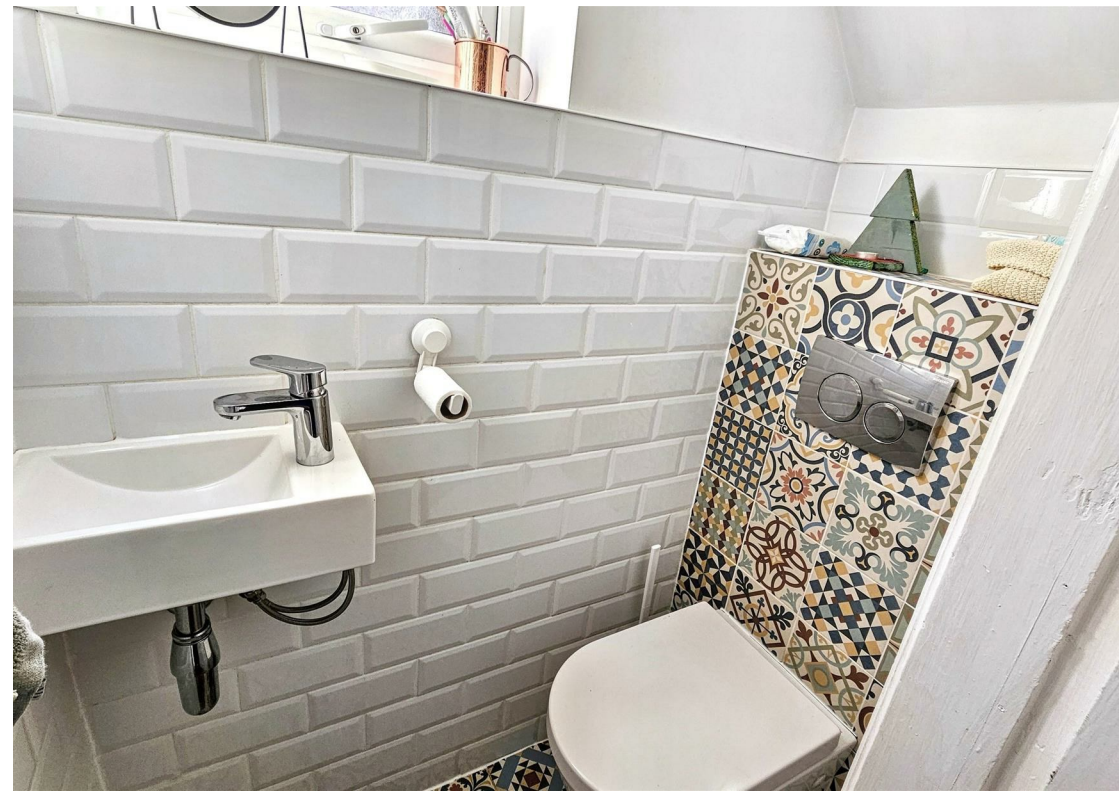
This beautifully presented semi-detached family home has a fantastic open-plan living, dining and kitchen area that really is the heart of the house. The current owners have renovated throughout, creating a wonderful space that's ready for someone to move straight in and enjoy.

You enter through a porch into a welcoming hallway, with a handy downstairs WC. The open-plan living kitchen is bright and inviting, with a bay-fronted lounge featuring a wood-burning stove, a dining area with French doors out to the garden, and a well-equipped kitchen with plenty of storage, oak worktops, an electric oven and hob, plus an eye-level microwave.

Upstairs, there are two double bedrooms, a good-sized third bedroom and a stylish bathroom. The loft is boarded for storage and also houses the modern combi boiler.

Outside, there's a driveway providing off-road parking and a side gate that leads to a generous rear garden. It includes a patio area, steps down to the lawn, and a lovely selection of mature trees—plum, sweet and sour cherry, apple, eucalyptus, fig, and even a ginkgo biloba. There's also an external store/utility with plumbing for a washing machine, plus a workshop for additional storage.

All in all, this is an excellent home in great condition, set in a popular location and sure to attract plenty of interest.





Property Information

Tenure: Freehold

Local Authority: Leicester City

Council Tax Band: B

Type of Construction: Standard

Services: The property is offered to the market with all mains services and gas-fired central heating.

Multiple Options for Broadband/mobile phone signal.

Flood Risk: Medium

Annual Estate Management Charge If Applicable: n/a

The property is being sold with Vacant Possession upon completion. **FIXTURES AND FITTINGS** - All the items mentioned in these sales details are to be included within the purchase price. **SERVICES** - None of the services, fitting or appliances (if any) heating installations, plumbing or electrical systems have been tested by the selling agents, neither have the telephone or television points.

Anti Money Laundering

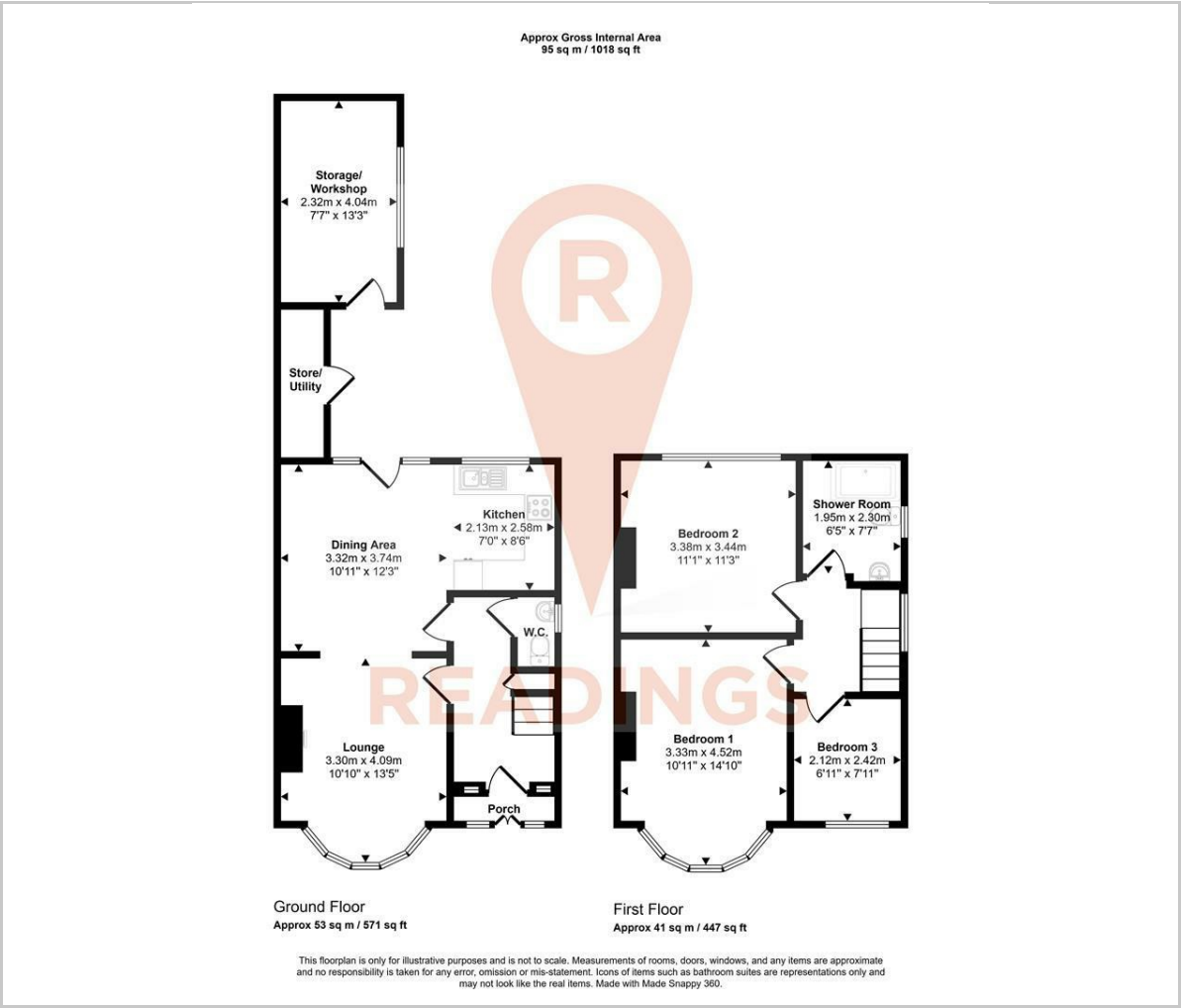
By law, we are required to carry out Anti-Money Laundering checks for all buyers and sellers. Once you instruct us to market your property, or once your offer has been accepted, a fee of £18 (including VAT) per person is payable to complete these checks. For sellers, this fee must be paid before we can publish your property for sale, and for buyers, it's required before we can issue the memorandum of sale.

The fee is non-refundable and is paid directly to Landmark Information Group. We receive a portion of this fee for facilitating the verification process.

Consumer Protection Legislation

These sales details have been written to conform to Consumer Protection Legislation. Whilst we endeavour to make our sales details accurate and reliable, if there is any point of particular importance to you, please contact the office and we will check the information for you, particularly if contemplating travelling some distance to view. Measurements are given in good faith and whilst believed to be accurate these should be checked by the purchaser for verification. The measurements are carried out in accordance with the RICS and ISVA code of measuring practice.

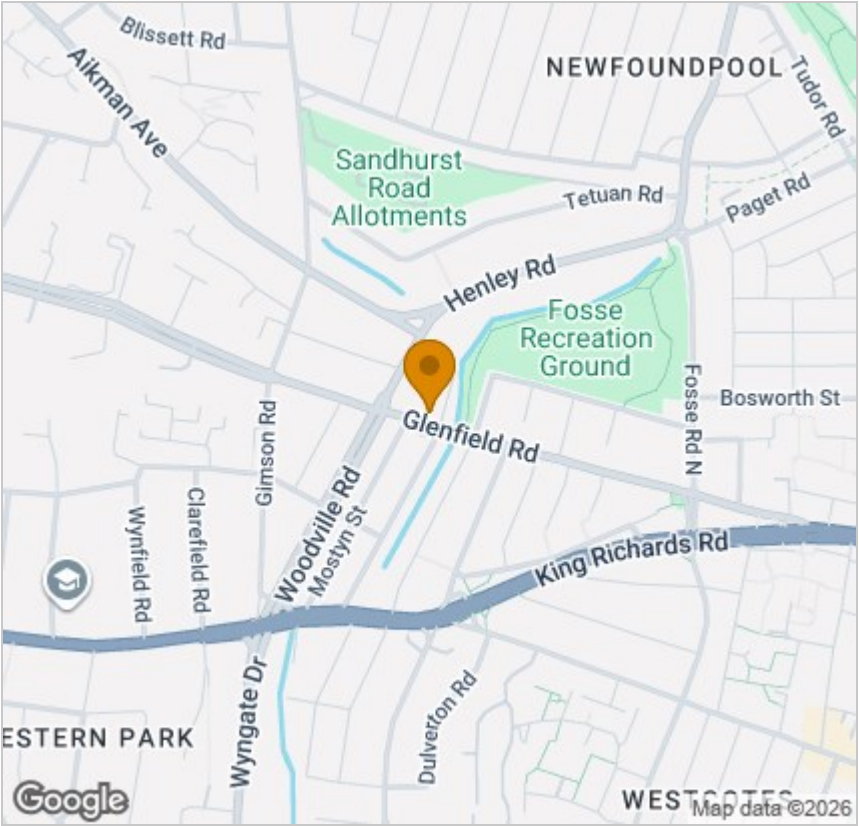
Floor Plan



Viewing

Please contact our Readings Sales Office on 0116 2227575 if you wish to arrange a viewing appointment for this property or require further information.

Area Map



Energy Efficiency Graph

