

8 Granary Close
Glenfield, LE3 8RY
£315,000



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Glenfield, Leicester, LE3 8RY

Well presented 3 bedroom detached home in cul-de-sac location having FGCH, UPVC d/g & being tastefully decorated. Hall, cloaks/wc, lounge, dining room, conservatory, modern fitted kitchen & utility room. 3 Bedrooms, bathroom with modern suite. Gardens to front & rear, driveway & garage.

Entrance Hall

UPVC double glazed entrance door, laminate flooring, carpeted stairs to first floor, radiator.

Cloaks/Wc

UPVC double glazed opaque window, vinyl flooring, wash hand basin, wc, radiator.

Lounge

14'6 x 13'6 (4.42m x 4.11m)

A comfortable, generously sized living room with a UPVC double glazed bay window to front, laminate floor, radiator, under-stairs storage cupboard, attractive modern fireplace, coving to ceiling.

Dining Room

9'9 x 8'10 (2.97m x 2.69m)

UPVC double glazed sliding patio doors into conservatory, radiator, laminate flooring, coving to ceiling.

Conservatory

11'6 x 10'10' (3.51m x 3.30m')

UPVC double glazed conservatory with brick base, polycarbonate roof, laminate floor.

Kitchen

9'8 x 8'4 (2.95m x 2.54m)

A well appointed fitted kitchen. UPVC double glazed window to rear, tiled floor, fitted with a range of base, drawer & eye level units, work surfaces, tiled splash back, one and a half bowl sink unit with mixer taps, built in electric oven, gas hob with extractor fan, radiator, provision for dishwasher.

Utility Room

8' x 6'6 (2.44m x 1.98m)

UPVC double glazed window and door to rear, radiator, stainless steel sink unit, provision for washing machine, tiled floor matching that in the kitchen.

First Floor: Landing

UPVC double glazed opaque window to side, access to loft, cupboard.

Bedroom One

11'3" x 10'0" (3.45m x 3.05m)

UPVC double glazed window to front, fitted carpet, radiator, built-in wall to wall wardrobes. Measurements excluding wardrobes.

Bedroom Two

11'6 x 8'4 (3.51m x 2.54m)

UPVC double glazed window to rear, fitted carpet, radiator, built-in wall to wall wardrobes. Measurements excluding wardrobes.

Bedroom Three

8'8 x 7'6 (2.64m x 2.29m)

UPVC double glazed window to front, fitted carpet, radiator

Bathroom

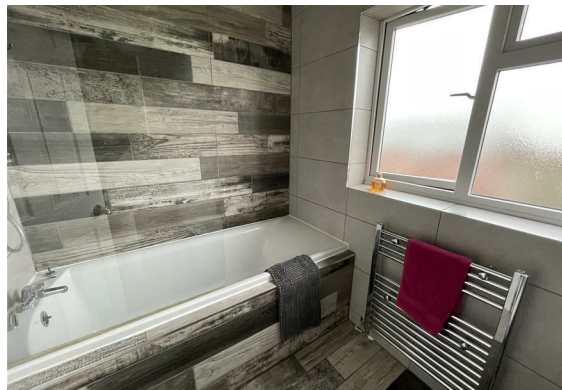
7'2 x 5'4 (2.18m x 1.63m)

A recently refitted modern bathroom with a contemporary white bathroom suite. UPVC double glazed opaque window to rear, chrome heated towel rail, tiled floor, fully tiled walls, panelled bath with mains shower over & glass screen, pedestal wash hand basin, wc.

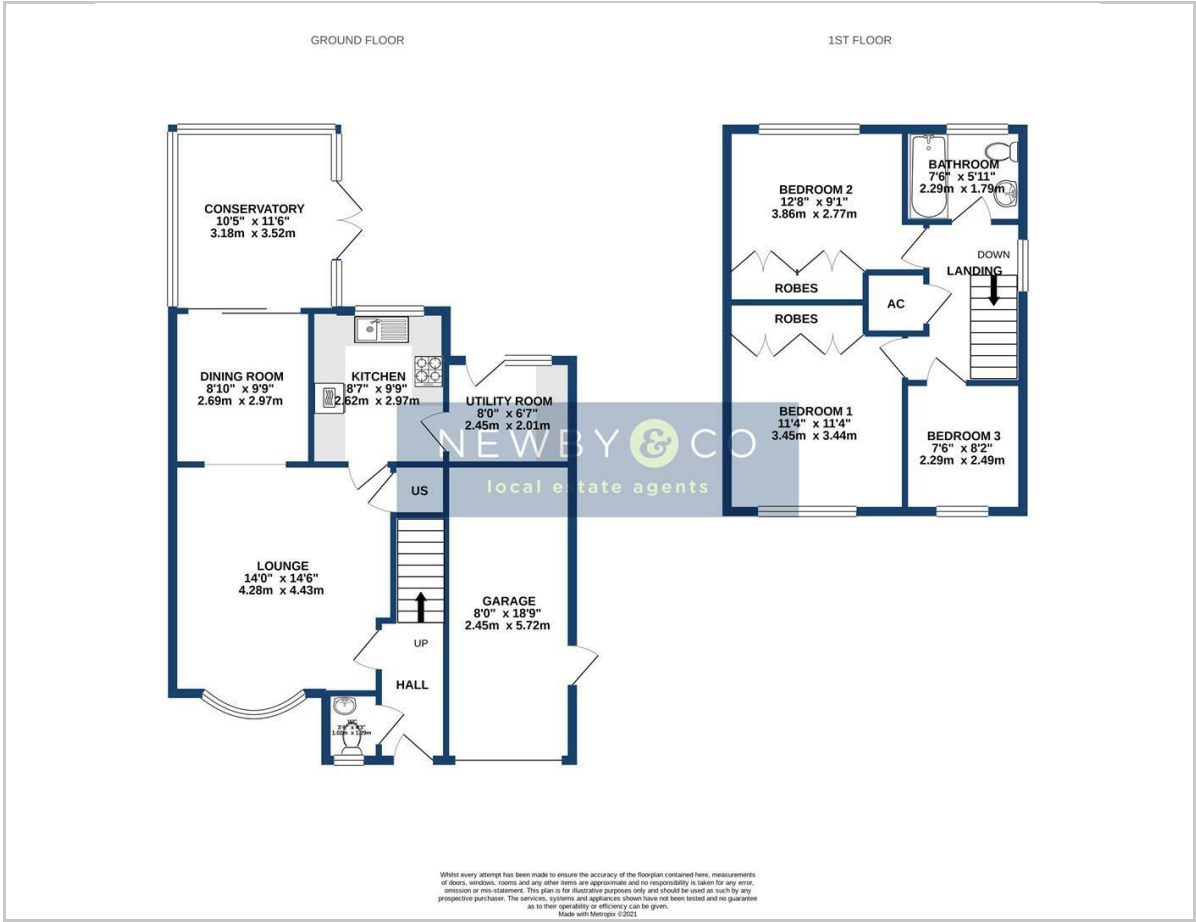
Outside

The open plan front garden has lawn, trees and a block paved driveway providing parking for 2 cars side by side leading to the single garage (17'6 x 8'2) with up-and-over door, side personal door, which houses the Glowworm central heating boiler.

The rear garden approx 38' has patio, lawn, border, external water tap, fully fenced boundaries.



Floor Plan



Viewing

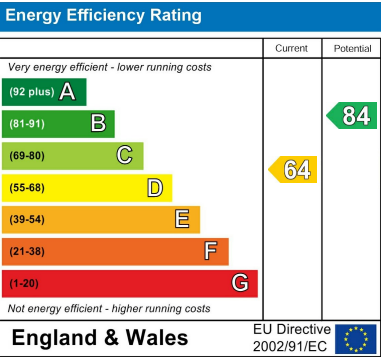
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Area Map



Energy Efficiency Graph



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