



## Unity Road

Glenfield LE3 8FU

**£215,000**

- Semi Detached Property
- Off Road Parking & Garage
- Corner Plot
- Council Tax Band B
- Three Bedrooms
- No Upward Chain
- Popular Location
- EPC Rating C

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# Unity Road

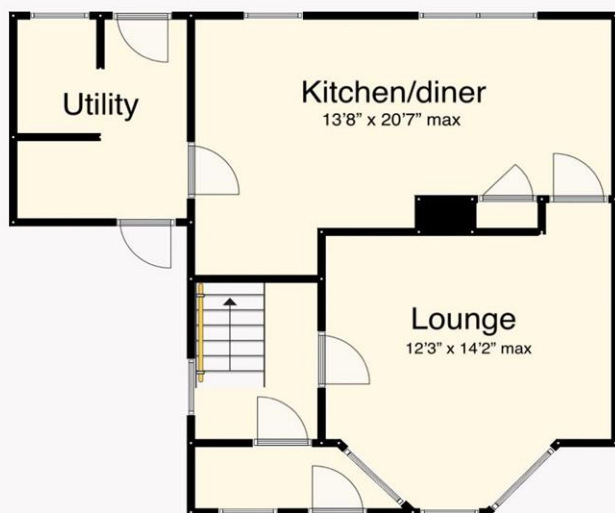
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## **Brief Description**

Available with no upward chain, this well proportioned semi detached property is the ideal family home. Briefly comprising of; entrance porch, hallway, lounge with bay window, kitchen/diner and utility on the ground floor. Whilst the first floor offers three good size bedrooms with fitted wardrobes to the two larger rooms and a fully fitted three piece bathroom suite. The property also offers off road parking and a detached garage to the front in addition to UPVC double glazing throughout.



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## **The Accommodation**

### **Location**

Glenfield is located around three miles north of Leicester City Centre and approximately twelve miles from Loughborough. The location is convenient for local shops, supermarkets, various pubs and restaurants, Fosse Park Shopping Centre and Meridian Leisure Park. Along excellent access to the motorway network including the M1 & M69. Local Schools include Glenfield Primary School & Brookvale High School.

### **DRAFT DETAILS AWAITING VENDOR APPROVAL**

### **Entrance Porch**

Tiled flooring.

### **Hallway**

Staircase to first floor, radiator, UPVC double glazed window to side aspect.

### **lounge 12' 3" x 14' 2" (3.73m x 4.31m)**

UPVC double glazed bay window to front aspect, two radiators, gas fire and surround.

### **Kitchen/Diner 13' 8" x 20' 7" (4.16m x 6.27m)**

Open plan kitchen/diner comprising of; wall mounted and base level units with roll edged work surfaces, gas hob with extractor over and oven below, door to utility, UPVC double glazed windows to rear aspect, radiator, plumbing for washing machine.

### **Utility Room 10' 4" x 8' 5" (3.15m x 2.56m)**

Window to rear aspect, doors providing direct access to both front and rear aspects.

### **First Floor Landing**

Loft access, UPVC double glazed window overlooking side aspect.

### **Bedroom 1 10' 6" x 14' 2" (3.20m x 4.31m)**

UPVC double glazed window overlooking the front aspect, radiator, integrated wardrobe.

### **Bedroom 2 9' 2" x 14' 2" (2.79m x 4.31m)**

UPVC double glazed window overlooking the rear aspect, radiator, integrated wardrobes.

### **Bedroom 3 7' 7" x 9' 2" (2.31m x 2.79m)**

UPVC double glazed window overlooking the front aspect, radiator.

### **Family Bathroom 6' 9" x 6' 0" (2.06m x 1.83m)**

Fitted three piece bathroom suite comprising of; corner bathtub with shower over, w/c and pedestal sink in addition to UPVC double glazed frosted window overlooking the rear aspect, tiled flooring and radiator.

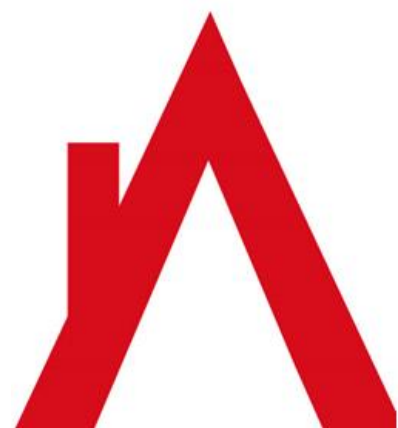
### **Outside (Front)**

Combination of stoned and paved to allow for off road parking and access to detached garage.

### **Outside (Rear)**

Majority laid to lawn with paved patio area and rear access to detached garage.

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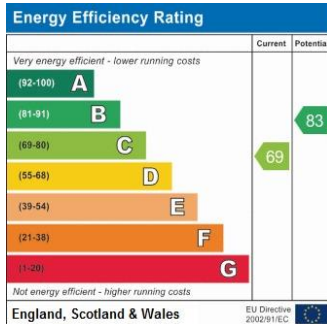
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## Useful Information

**Energy Performance Certificate:** A copy of the complete report, including recommendations, can be provided upon request. Interested parties should contact the agent.

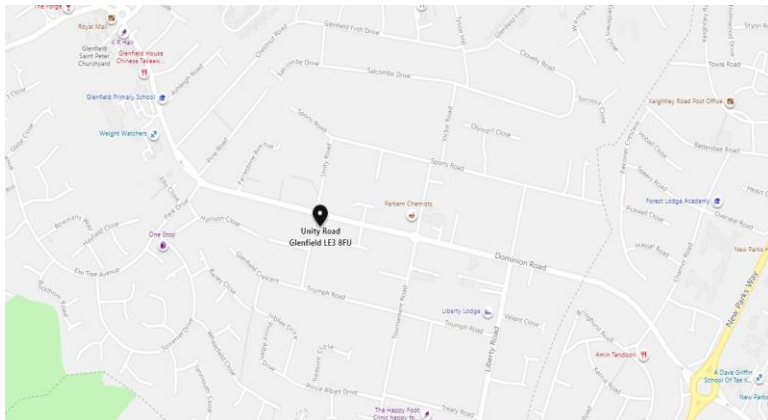


**Tenure:** Freehold

**Council Tax Band:** B

**Local Authority:** Leicester City Council

**Viewing arrangements:** Strictly by appointment with Aston & Co – Please call 0116 288 3872



## MONEY LAUNDERING REGULATIONS 2003

Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

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You are advised to check the availability of this property before travelling any distance to view. Whilst we have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order.



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