



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

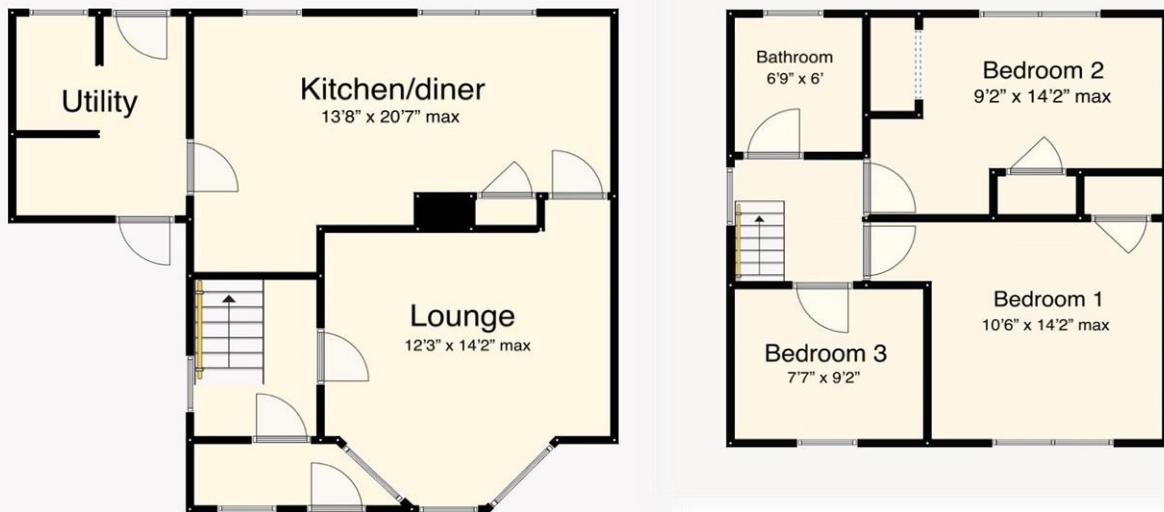
**Do you have a property to sell?
Valuations are always a pleasure.
Call 0116 288 3872 to arrange yours now.**





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.



Need help arranging your finances?
Aston & Co Financial Services offer free, no obligation advice.
Call 0116 288 3872 to arrange your meeting



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.

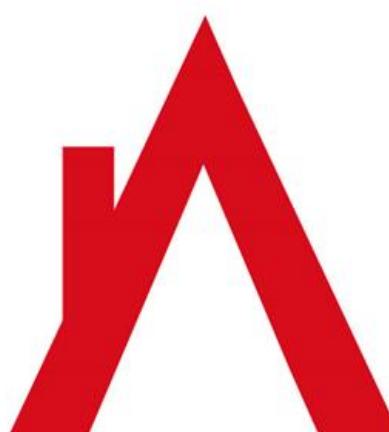
Outside (Front)

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.

**Do you have a property to Let?
We will have a scheme that suits your requirements.
Call 0116 288 3872 to arrange a valuation today.**



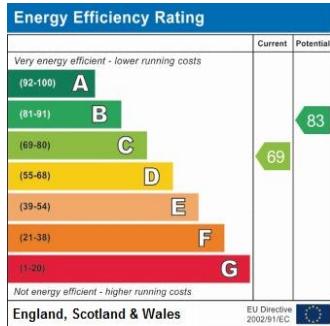
Unity Road

Leicester LE3 8FU

£215,000

Useful Information

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

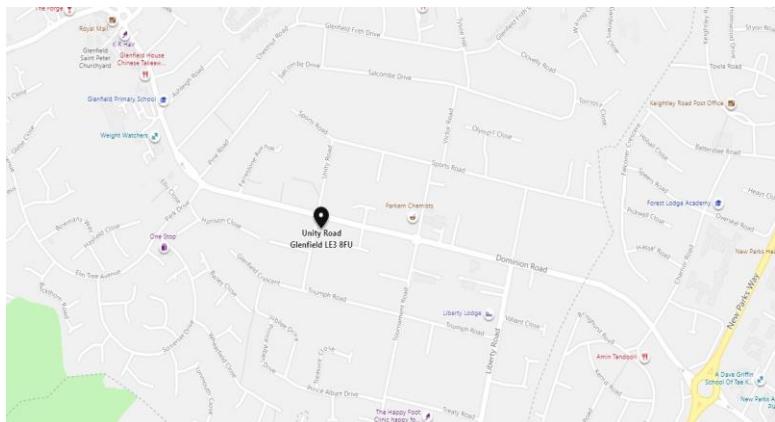


Tenure: Freehold

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.

THE CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents, buyers are advised to obtain verification from their Solicitor.

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.



Aston & Co is a trading name of Aston & Co Estate & Letting Agents Limited.

Registered in England No. 6553697

Registered office: 7 Kevvern Close, Wigston, Leicester LE18 2GR

VAT Registration No. 995 9177 42