



38 Prince Albert Drive, Glenfield, Leicester LE38LN

MOORE
& YORK



Property at a glance:

- Established Semi Detached Bungalow
- Short Drive Glenfield Hospital & Western Bypass
- Popular Large Village Location
- No Upward Chain
- Three Bedrooms & Shower Room
- Gas Central Heating & D\G
- Well Presented Gardens
- Ample Parking & Garage

£265,000 Freehold



Established three bedroom semi detached bungalow situated in the heart of the sought after large Village of Glenfield which offers an excellent selection of shopping, schooling and leisure facilities and within easy access of the Glenfield Hospital and the Western Bypass offering excellent transport links. The property is being sold with no upward chain and the well planned centrally heated and double glazed accommodation briefly comprises entrance hall, lounge, kitchen with integrated appliances, three bedrooms and shower room and stands with well presented gardens to front and rear and recently re-laid driveway to side providing parking leading to ornamental gated access to further parking and detached garage.

DETAILED ACCOMMODATION

UPVC sealed double glazed door leading to;

ENTRANCE HALL

Radiator, shelved cupboard, access to loft space.

LOUNGE

14' 10" x 10' 11" (4.52m x 3.33m) Radiator, TV point, UPVC sealed double glazed sliding patio doors leading to rear garden.



KITCHEN

10' 10" x 8' 0" (3.30m x 2.44m) Comprising one and a half bowl sink unit with cupboards under, matching base units with work surfaces over, drawers and cupboards under, complementary wall mounted eye level cupboards, built in oven and four piece ceramic hob with extractor fan over in display hood, integrated fridge/freezer, radiator, plumbing for washing machine, UPVC sealed double glazed window and door to rear aspect.

BEDROOM 1

11' 2" x 11' 2" (3.40m x 3.40m) Radiator, UPVC sealed double glazed, fitted wardrobes.





BEDROOM 2

10' 10" x 10' 0" (3.30m x 3.05m) Radiator, UPVC sealed double glazed.

BEDROOM 3

7' 10" x 7' 8" (2.39m x 2.34m) Radiator, UPVC sealed double glazed.

SHOWER ROOM

6' 3" x 5' 6" (1.91m x 1.68m) Three piece suite comprising corner shower with easy wipe splash back, pedestal wash hand basin and low level WC, UPVC sealed double glazed window, heated towel rail.

OUTSIDE

Lawn garden to front with evergreen and floral beds and dwarf wall frontage, block paved and pebbled drive to side providing parking leading to ornamental gated access to further parking and garage with up and over door. Patio and lawn garden to rear will stocked evergreen and floral beds.

SERVICES

All main services are understood to be available. Central heating is gas-fired, electric power points are fitted throughout the property. and windows are double-glazed.

VIEWING

Strictly through Moore & York Ltd., who will be pleased to supply any further information required and arrange appropriate appointments.

MAKING AN OFFER

As part of our service to our Vendors, we have a responsibility to ensure that all potential buyers are in a position to proceed with any offer they make and would therefore ask any potential purchaser to speak with our Mortgage Advisor to discuss and establish how they intend to fund their purchase. Additionally, we can offer Independent Financial Advice and are able to source mortgages from the whole of the market, helping you secure the best possible deal, potentially saving you money. If you are making a cash offer, we will ask you to confirm the source and availability of your funds in order to present your offer in the best possible light to our Vendor.

FLOOR PLANS

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. Purchasers must satisfy themselves of matters of importance by inspection or advice from their Surveyor or Solicitor.

TENURE

Freehold

EPC RATING

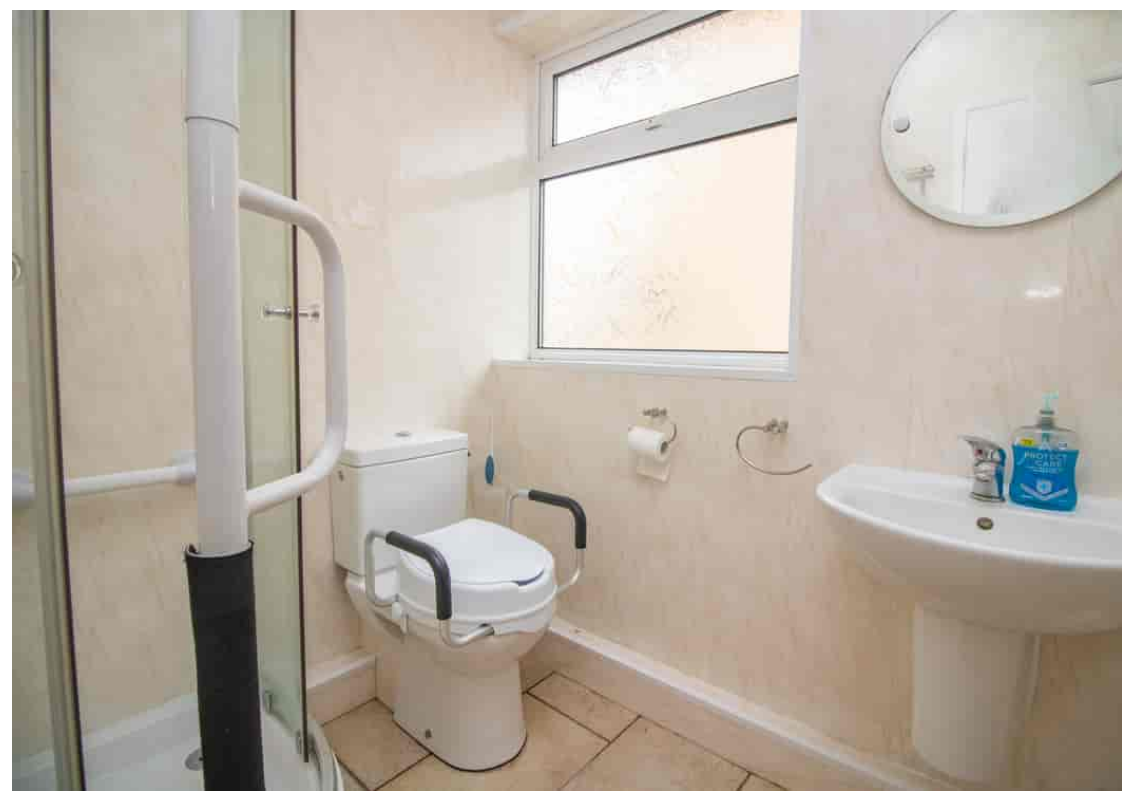
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IMPORTANT INFORMATION

Although we endeavour to ensure the accuracy of property details we have not tested any services, heating, plumbing, equipment or apparatus, fixtures or fittings and no guarantee can be given or implied that they are connected, in working order or fit for purpose. We may not have had sight of legal documentation confirming tenure or other details and any references made are based upon information supplied in good faith by the Vendor.



Ground Floor

Approx. 65.7 sq. metres (707.6 sq. feet)



Total area: approx. 65.7 sq. metres (707.6 sq. feet)

IMPORTANT: All measurements are approximate. Floor plans and plot plans are carefully measured but are approximate and for guidance only. These details are prepared by ourselves on instruction of the property owner and any fixtures, services and equipment referenced within have not been tested by Moore & York and no Warranty(ies) can be given. These particulars are intended to give a fair representation of the property but accuracy cannot be guaranteed, nor do they in any way constitute an offer or contract. No person in our employment is able to make factual claims or give guarantees regarding this property â€” if there are points you wish to have clarified before making an offer please make enquiries with ourselves directly or via your appointed legal advisor

