



3 Wellesbourne Drive, Glenfield, Leicester LE38ER

MOORE
& YORK



Property at a glance:

- Three Bedroom Semi Detached Home
- Gas Central Heating & D\G
- Short Drive Glenfield Hospital & Western Bypass
- No Onward Chain
- Nicely Presented Gardens
- Lounge/Dining Room & Conservatory
- Parking & Garage
- Ideal For The Young and Growing Family

£285,000 Freehold



Three bedroom semi detached home located on this popular residential development situated in the heart of the sought after large Village of Glenfield, which provides an excellent range of schooling, shopping and leisure facilities, and within a short drive of the Glenfield hospital and the Western Bypass providing excellent transport links. The property is being sold with no upward chain and the centrally heated and double glazed accommodation comprises entrance hall, cloakroom/WC lounge/dining room, kitchen and conservatory to the ground floor and to the first floor three bedrooms and newly fitted shower room and stands with nicely presented gardens with parking and garage to side. The property would ideally suit the growing family and an early viewing is recommended.

DETAILED ACCOMMODATION

Sealed double glazed door leading to;

ENTRANCE HALL

Stairs leading to first floor accommodation, cloaks cupboard.

CLOAKROOM/WC

Low level WC and corner sink, UPVC sealed double glazed window.



L SHAPED LOUNGE/DINING ROOM

19' 2"max x 16' 10"max(5.84m x 5.13m) Coal effect gas fire set in red brick surround with hardwood mantle, TV point, double radiator, display bow window to entrance hall, sealed double glazed sliding patio doors leading to;

CONSERVATORY

9' 0" max x 19' 4" (2.74m x 5.89m) Wood paneled flooring, UPVC sealed double glazed floor to ceiling picture windows overlooking gardens, matching French doors to side patio area.





KITCHEN

11' 9" x 7' 11" (3.58m x 2.41m) Comprising sink unit with cupboards under, matching base units with work surfaces over, drawers and cupboards under, complementary wall mounted eye level cupboards, glazed display cabinet, fridge/freezer recess, understairs shelved cupboard, tiled splash backs, plumbing for washing machine, UPVC sealed double glazed window and door to side aspect.

FIRST FLOOR LANDING

Access to loft space, shelved over stairs cupboard.

BEDROOM 1

13' 0" x 10' 2" (3.96m x 3.10m) Radiator, UPVC sealed double glazed window, built in wardrobes and fitted dressing table.

BEDROOM 2

10' 2" x 10' 2" (3.10m x 3.10m) Radiator, UPVC sealed double glazed window with elevated view, fitted wardrobes.

BEDROOM 3

10' 0" x 8' 9" (3.05m x 2.67m) Radiator, UPVC sealed double glazed window

BATHROOM

Modern three piece suite comprising walk in natural rainwater tiled shower cubicle, design sink set in bathroom cabinet incorporating low level WC, heated towel rail, UPVC sealed double glazed window.

OUTSIDE

Evergreen and floral bed garden to front and side driveway providing parking leading to single garage. Nicely presented rear garden comprising raised patio seating area, steps leading to formal shaped lawns with well stocked floral and evergreen border, further seated patio area, gated access to side.

SERVICES

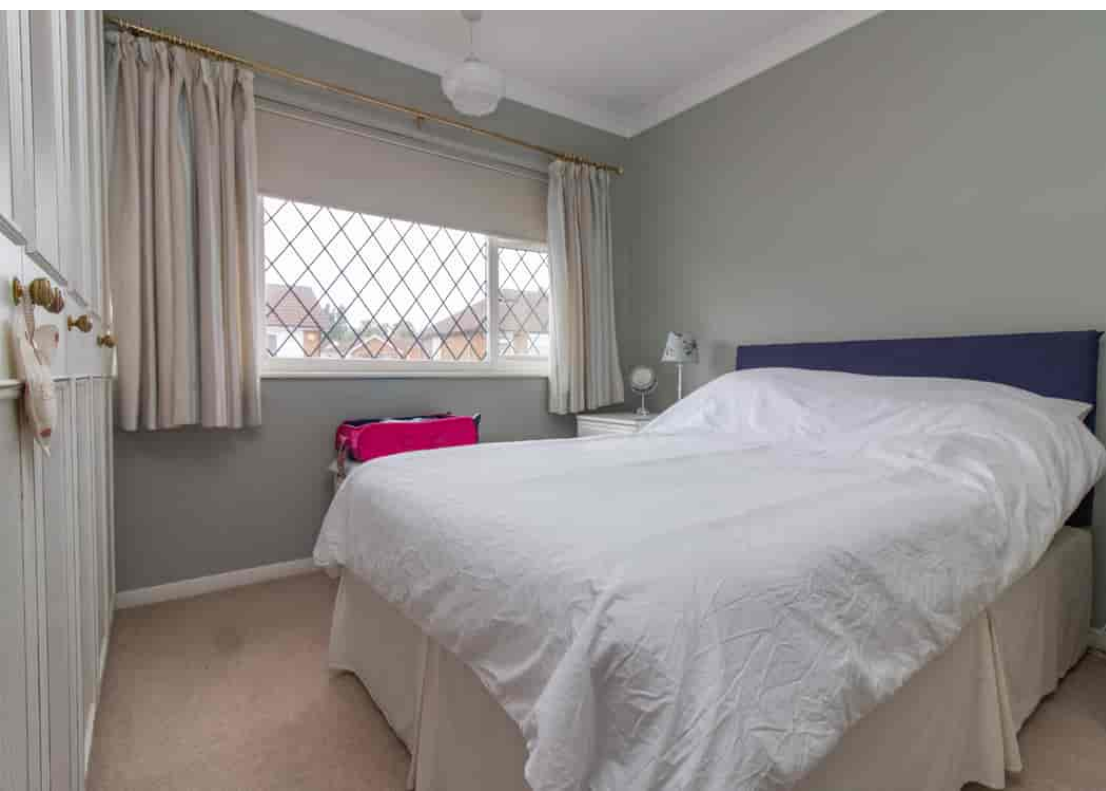
All main services are understood to be available. Central heating is gas-fired, electric power points are fitted throughout the property, and windows are double-glazed.

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.

IMPORTANT INFORMATION

Measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents. Moore & York have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. We have not made any investigations into the existence or otherwise of any issues concerning pollution of land, air or water contamination and the purchaser is responsible for making his own enquiries in this regard.

TENURE

Freehold

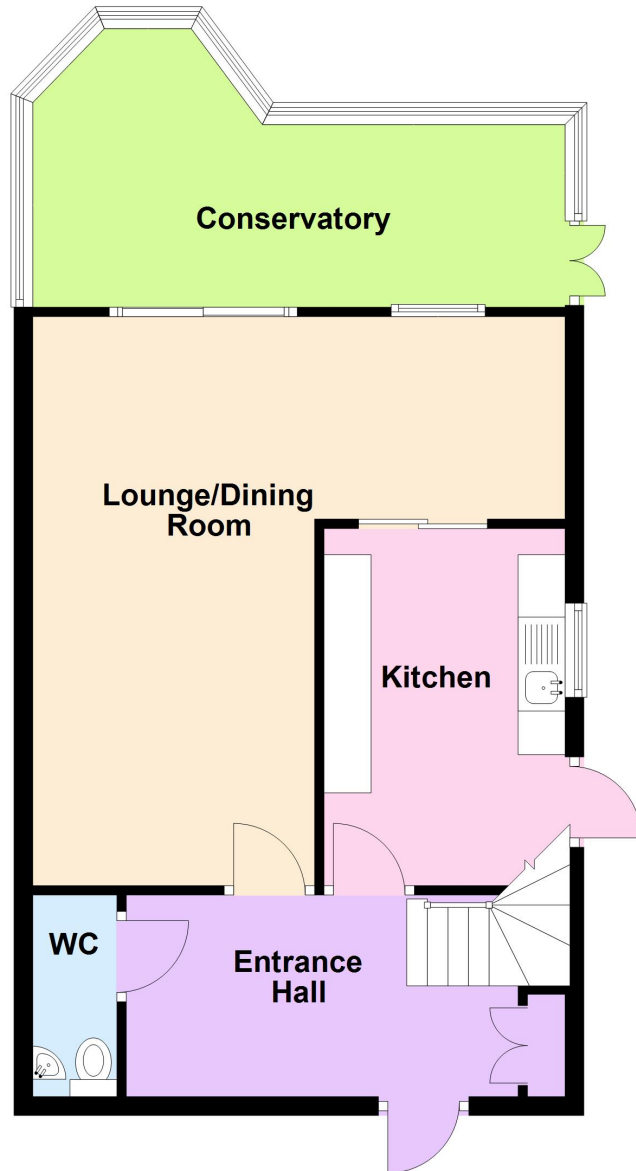
EPC RATING

TBC

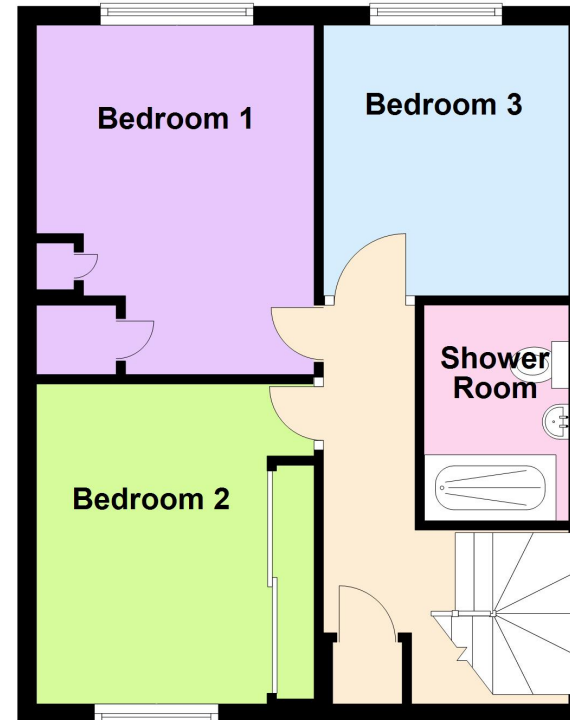
COUNCIL TAX BAND

Blaby C

Ground Floor



First Floor



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 " 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

