



*Putting great property on the map*

**1 Halford Close  
Great Glen  
Leicester  
LE8 9FW**

**£435,000**



Occupying a corner plot, this beautifully presented and extended five/six bedroom family home is sure to generate plenty of interest. There's an entrance porch, hallway with oak flooring, cloaks/WC, spacious lounge, stunning dining kitchen which is the real hub of this home, utility room and conservatory. Upstairs you'll find five bedrooms, with the possibility to create a separate sixth if required, the master has an en suite shower room and there's a family bathroom. Attractive gardens to the front, side and rear, driveway providing plenty of parking and a double garage completes this excellent home.

## **Porch and hall**

With a composite door to the front, UPVC double glazed windows, further door to the hallway with stairs to the first floor and oak flooring.

## **Cloaks/WC**

Low level WC, wash hand basin with vanity unit below, tiled splash back, UPVC double glazed window to the side.

## **Lounge 5.34m x 4.08m (17'6" x 13'5")**

A light and spacious lounge with two UPVC double glazed windows to the front, feature fireplace door through to the dining kitchen.

## **Dining kitchen 7.18m x 3.94m (23'7" x 12'11")**

Perfect for families and for entertaining, the kitchen has been refitted to an excellent standard with Neff appliances to include a double oven, induction hob and dishwasher. There are plenty of Shaker style cupboards and useful pull out larder unit. Ample work surfaces with matching upstands, breakfast bar, 1 ½ stainless steel sink and drainer, two

UPVC double glazed windows overlooking the garden and sliding doors to the conservatory. Simply stunning!

## **Utility room 2.30m x 2.28m (7'7" x 7'6")**

With units matching the kitchen, work surface, plumbing for a washing machine and space for tumble dryer, cupboard housing Worcester Bosch boiler, UPVC double glazed window to the rear and a door to the side.

## **Conservatory 2.78m x 2.24m (9'1" x 7'4")**

Of brick and UPVC construction. A perfect place to sit and enjoy the garden all year round.

## **Landing**

## **Bedroom one 4.16m x 3.94m (13'8" x 12'11")**

A spacious master bedroom with two UPVC double glazed windows to the front.

## **En suite**

Fitted and built in wardrobe, UPVC double glazed window to the front, shower cubicle

with electric shower, vanity unit with counter top sink above, low level WC, tiled splash backs, heated towel rail.

## **Bedroom two 3.48m x 3.27m (11'5" x 10'9")**

A double bedroom with a built in wardrobes, UPVC double glazed window to the front.

## **Bedroom three 3.93m x 2.39m (12'11" x 7'10")**

Another double bedroom with a built in wardrobe, UPVC double glazed window to the rear.

## **Bedroom four 2.99m x 2.34m (9'10" x 7'8")**

With a built in wardrobe and UPVC double glazed window to the rear.

## **Bedroom five 3.89m x 2.33m (12'9" x 7'8")**

The property has been extended to create this additional bedroom with UPVC double glazed windows to the side and rear. There is access from this room to what could be a further bedroom, walk in wardrobe, or it could possibly even be converted to create

another en suite. Lots of possibilities.

### Family bathroom

Fully tiled and with a panelled bath, separate shower cubicle, WC and semi recessed sink with storage below, UPVC double glazed window to the rear.

### Outside

The house stands on a large corner plot with plenty of parking along with a double garage. The gardens are superb, they're mature and beautifully landscaped with large patio areas, shaped lawn, pond, mature trees and shrubs and vegetable patches. Greenhouse and garden shed.

### Double garage 5.10m x 4.70m (16'9" x 15'5")

Up and over door to the front, courtesy door to the rear, power and light.

### Agents notes

**CONSUMER PROTECTION LEGISLATION** - These sales details have been written to conform to Consumer Protection Legislation. Whilst we endeavour to make our sales details accurate and reliable, if there is any point of particular importance to you, please contact the office and we will check the information for you, particularly if contemplating travelling some distance to view. Measurements are given in good faith and whilst believed to be accurate these should be checked by the purchaser for verification.

### Tenure

The property is being sold freehold with

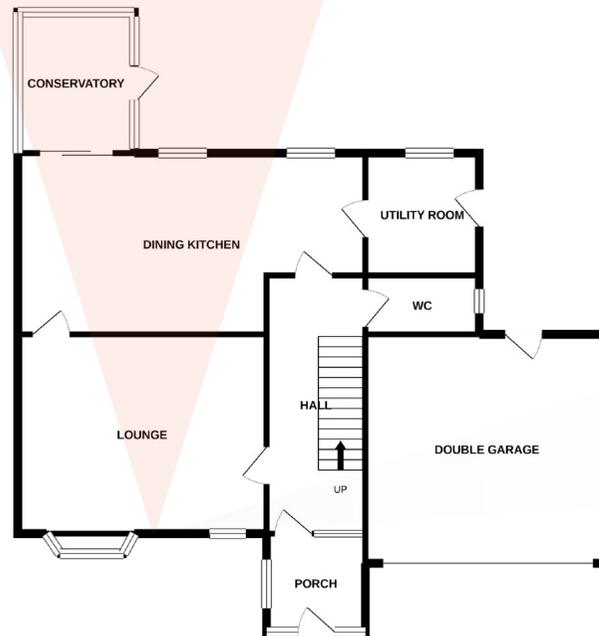
Vacant Possession upon completion. **FIXTURES AND FITTINGS** - All the items mentioned in these sales details are to be included within the purchase price. **SERVICES** - None of the services, fitting or appliances (if any) heating installations, plumbing or electrical systems have been tested by the selling agents, neither have the telephone or television points.

### Anti money laundering

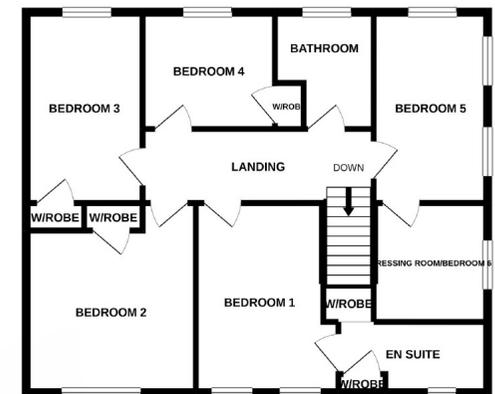
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GROUND FLOOR



1ST FLOOR



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