



**2 Spencer Close (Plot 2), Glenfield, LE3 8DE**  
Asking price £439,950

A brand new, high specification, splendidly appointed, gas centrally heated, sealed unit double glazed, four bedrooomed, detached family house with spacious accommodation including reception hall, fitted cloaks/w.c., lounge, living / dining kitchen, utility, family bathroom, two en-suites, single garage, additional off-road parking and landscaped gardens, set within an exclusive development by Cadeby Homes of only ten individual properties on the edge of this convenient and sought-after village. Predicted EPC B.

### GENERAL INFORMATION:

The sought-after village of Glenfield is situated just outside the Leicester City boundary, to the north-west, and is well known for its popularity in terms of convenience for ease of access to the aforementioned centre of employment and the excellent amenities therein, as well as the A46 Western By-Pass\M1\M69 major road network for travel north, south and west, the adjoining Charnwood and New National Forests with their many scenic country walks and golf courses, and the East Midlands International Airport at Castle Donington.

Glenfield also offers major employment opportunities at County Hall and the Glenfield Hospital specifically and enjoys good local amenities including shopping for day-to-day needs, schooling, recreational amenities and regular bus services to the Leicester City centre.

### GENERAL DESCRIPTION:

\*\*\*PART EXCHANGE AVAILABLE\*\*\*\*\*

Forming part of an exclusive development on the edge of this sought-after village, this brand new detached family house is one of

only ten individual properties built by Cadeby Homes to a high specification. The spacious, splendidly appointed accommodation comprises a reception hall, fitted cloakroom, lounge, living / dining kitchen and separate utility room. To the first floor is a master bedroom suite with an en-suite shower room, a guest bedroom suite with en-suite shower room, two further bedrooms and a family bathroom. The property also benefits from an integral garage, additional off-road parking and landscaped gardens.

With 'HELP TO BUY' scheme availability, the property offers extremely well appointed, gas centrally heated, sealed unit double glazed accommodation on two floors as detailed below:-

### DETAILED ACCOMMODATION

#### ON THE GROUND FLOOR:

#### PITCHED CANOPY PORCH

#### RECEPTION HALL

#### FITTED CLOAKROOM

#### LOUNGE

21'9 x 11'9 (6.63m x 3.58m)



### LIVING DINING KITCHEN

Comprising :-







### **LIVING AREA**

16'9 x 10'3 (5.11m x 3.12m)

### **DINING AREA**

16'9 x 10'3 (5.11m x 3.12m)

### **SUPERBLY FITTED KITCHEN**

12'9 x 10'6 (3.89m x 3.20m)

A high quality contemporary or traditional fitted kitchen - The choice is yours dependent on the stage of construction of the plot. Quality appliances include a double oven, fridge and freezer, dishwasher, hob and stainless steel hood. All kitchens come with a choice of crumile work surfaces.



### **SEPARATE UTILITY ROOM**

**ON THE FIRST FLOOR:**  
STAIRCASE AND LANDING.

### **MASTER BEDROOM SUITE**

Comprising:-

#### **BEDROOM 1**

21'6 x 11'9 (6.55m x 3.58m)



### **EN-SUITE SHOWER ROOM**



## **GUEST BEDROOM SUITE**

Comprising:-

### **BEDROOM 2**

15'6 x 10'9 (4.72m x 3.28m)



### **EN-SUITE SHOWER ROOM**



### **BEDROOM 3**

11'6 x 8'9 (3.51m x 2.67m)



### **BEDROOM 4**

8'9 x 8'3 (2.67m x 2.51m)

### **FAMILY BATHROOM**

All fitted with modern white suites, together with a choice of tiles that will give a luxurious feel to your bathroom.



### **OUTSIDE:**

#### **SINGLE GARAGE**

19'9 x 11'9 (6.02m x 3.58m)

#### **REAR GARDENS**



### **SERVICES:**

All mains services are understood to be available. Central heating is gas fired and electric power points are fitted throughout the property which is double glazed with sealed units and benefits from a security alarm system.

## SITE PLAN

## BUILD SPECIFICATION

### Main structure

Traditional brick and block, insulated cavity wall, part rendered front elevation, brick detailing and stone cills.

### Windows

Traditional style UPVC double glazed top hung casement windows and French doors.

### Doors

Entrance doors are oak with brass or chrome furniture, internal doors are panelled wood finish.

### Joinery

Profiled high skirting and architraves are fitted throughout.

### Flooring

Ceramic tiling to kitchen and dining areas.

### Kitchens

A high quality contemporary or traditional fitted kitchen - The choice is yours dependent on the stage of construction of the plot. Quality appliances include a double oven, fridge and freezer, dishwasher, hob and stainless steel hood. All kitchens come with a choice of silestone work surfaces.

### Bathrooms

All fitted with modern white suites, together with a choice of tiles that will give a luxurious feel to your bathroom.

### Electrical

Low voltage halogen recessed spotlighting in kitchen and dining areas, bathrooms, en-suites and dressing rooms. Pendant lighting to all other areas. Ample power points throughout finished in satin aluminium. TV points to living rooms and bedrooms. Smoke detectors fitted as standard to comply with Building Regulations. External lighting to front and fitted security alarms.

**Landscaping**

Gardens landscaped with turf to front and rear.

**Extras**

If you require anything not included in the specification Cadeby Homes will try and assist where possible.

**AGENT'S NOTE**

The access road to all properties at Glebe Farm will be a private unadopted road, with an estimated service charge for maintenance etc of approximately £200 per annum per property.

**VIEWING:**

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

**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.

**MAKING AN OFFER:**

As part of our service to our Vendors, we have a responsibility to ensure that all

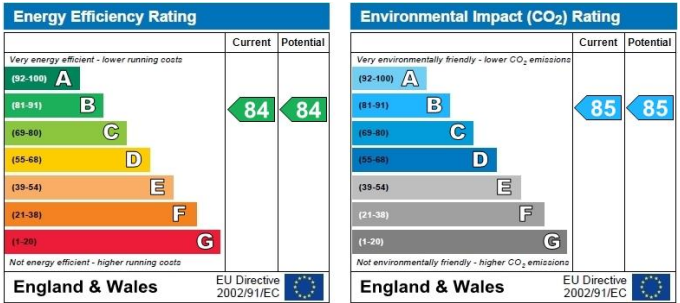
potential buyers are in a position to proceed with any offer they make and would therefore ask any potential purchaser to speak with our Mortgage Advisor to discuss and establish how they intend to fund their purchase. Additionally, we can offer Independent Financial Advice and are able to source mortgages from the whole of the market, helping you secure the best possible deal and 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.

**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.

Please would you contact Moore & York to check the availability of any property and make a viewing appointment via ourselves before embarking on any journey to see a property to avoid disappointment.

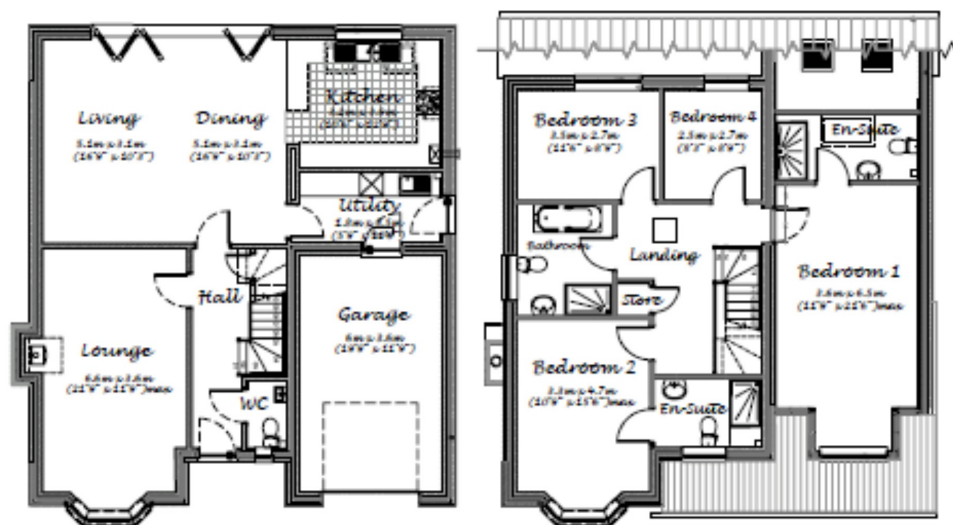












## Directions

Proceed out of the Leicester City centre in a north-westerly direction along the old A50 Groby Road, towards Markfield, and continue for some distance on the dual carriageway, towards Glenfield and Groby. Carry straight on at the roundabout junction with Glenfrith Way\New Parks Way onto Leicester Road, passing County Hall on the right hand side. On reaching the next roundabout, turn left into Station Road and continue into the village centre. At the roundabout (known as The Square), take the second exit towards Kirby Muxloe and just prior to leaving the village, the Glebe Farm development can be found on the left, just after the turn into Elm Tree Avenue.

## Surveys and Valuations

Moore & York are able to offer a comprehensive Survey and Valuation service of residential property. We undertake all types of valuations including Market Valuations, RICS Homebuyer Survey and Valuation Reports, Valuations for Probate, Capital Tax purposes and Insurance Reinstatement Valuations.

## Contact us on

44 Granby Street, Leicester, Leicestershire, LE1 1DH

Tel: 0116 255 8666

You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.



www.mooreandyork.co.uk

