



## 48a Liberty Road, Glenfield, Leicestershire, LE3 8JF

£775

Situated in the desirable village of Glenfield within walking distance of local amenities, this newly renovated, immaculately presented property offers spacious living accommodation with well proportioned rooms. The property benefits from gas central heating and double glazing throughout.

There is off street parking for up to 4 vehicles and an enclosed rear garden with lawn and patio areas.

The property has an EPC rating of D and is Band D for Council Tax.

The property is available now.





## Property information

Situated in the desirable village of Glenfield within walking distance of local amenities, this property is neutrally decorated and finished to a high standard throughout. Within walking distance of local amenities, the property is also on main bus routes to the City Centre and is also close to the A50 for commuting to the M1.

The property is double glazed and has gas central heating.

The property briefly comprises:

- Modern kitchen area with a built in oven and hob over looking the garden
- Spacious through reception room with bay window at the front and patio doors leading onto sunroom at the rear
- Large master bedroom benefiting from a three piece Ensuite
- Second large double bedroom at the rear featuring built-in wardrobes
- Single bedroom to the front
- Contemporary family bathroom furnished with a white three piece suite including rainfall shower, WC and wash hand basin
- Well proportioned mature established garden with lawn and patio area

- Large driveway with space for four vehicles

## New room

### Viewings

Viewings are to be strictly by appointment only with Fothergill Wyatt on 0116 270 5900. Alternatively, further details can be found on the website and you can register with us at [www.fothergillwyatt.com](http://www.fothergillwyatt.com)

### Additional fees

Sole Application £175 + VAT (£210 including VAT) (fees are payable upon submission of the application, please note the application fee is non-refundable if the application is unsuccessful)

£75 + VAT (£90 including VAT) for a second applicant

If guarantors are required, the first one is included in the above fee however if a second is required there is a one off charge of £75 + VAT (£90 including VAT)

Deposit Required £875



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