House - Detached

13 GARFIELD PARK, GREAT GLEN, LEICESTER, LEICESTERSHIRE, LE8 9JY

Offers Over

£450,000

FEATURES

- Large Detached Property
- Two Bathrooms
- Spacious Rear Garden
- En Suite
- Four Bedrooms
- Ample Space Car Parking
- Double Garage
- Gas Powered Combination Boiler

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SETHS

4 Bedroom House - Detached located in Leicester

FRONT VIEW
Charming front view featuring a well-maintained front garden adorned with a block paved path leading to the entrance door. The driveway accommodates multiple cars and extends to a gate, offering access to the rear of the property.

ENTRANCE
Tiled Flooring, Radiator and Under Stairs Storage Cupboard.

W/C
Tiled Flooring, W.C. Wash Band Basin with Splashback Tiles, Radiator and Double Glazed Window.

DINING ROOM
12'11" x 11'10"
Carpeted, Radiator and Double Glazed Window.

LOUNGE
20'0" x 12'2"
Carpeted, Radiator, Gas Fire Place, Patio Doors Leading to Garden, x3 uPVC Double Glazed Windows.

STUDY
9'10" x 6'11"
Carpeted, Radiator and uPVC Double Glazed Window

KITCHEN
11'11" x 9'11"
Tiled Flooring, Radiator, Wall and base units with worktops over, sink with mixer tap and drainer, 4 ring gas hob with extractor hood, built in oven / grill, integrated dishwasher, uPVC double glazed window to front

UTILITY ROOM
9'10" x 4'10"
Tiled Flooring, Base units with worktops with wash hand basin and Mixer Tap, Boiler, uPVC Double Glazed Door to Driveway/Garden.

REAR VIEW
Featuring a concrete path leading to a double garage, a block paved area near the rear exit, and a lush grass garden secluded by brick boundaries along the perimeter.

FIRST FLOOR

LANDING
Carpeted

EN-SUITE
WC, Wash hand basin, bath with shower above, lino flooring, partly tiled walls and cladding and radiator

BEDROOM 1
19'11" x 11'10"

BEDROOM 2
12'4" x 10'11"
Carpeted, Radiator and x2 uPVC Double Glazed Windows.

BEDROOM 3
12'0" x 9'11"
Carpeted, Radiator and uPVC Double Glazed Window.

BEDROOM 4
8'10" x 8'9"
Carpeted, Radiator and uPVC Double Glazed Window.

STORAGE CUBOARD

BATHROOM
WC, Wash hand basin, bath with shower above, lino flooring, tiled walls, radiator

DOUBLE GARAGE

FREEHOLD

COUNCIL TAX BAND - F

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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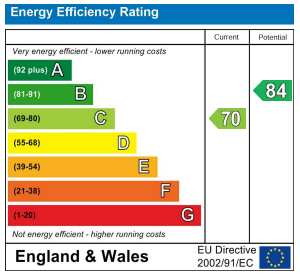

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

SETHS