



## Glenborne Road, , Leicester, LE2 6TP

- Traditional Style Extended Three Bedroom Semi-Detached Home
- Presented in Ready Move in Condition
- Living-Dining room
- Driveway and Garage
- Scope to Further Develop
- Modern Open Plan Living Lifestyle
- Modern Fitted Kitchen-Breakfast room
- Modern Family Bathroom
- Generous Rear Garden
- 360 Virtual Tour

**Guide Price £300,000**





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## DESCRIPTION

Welcome to this charming traditional bay fronted extended semi-detached family home, which offers a perfect blend of comfort and convenience. Ideally situated, it provides easy access to the city, local amenities, shops, Schools and major motorways, making it an excellent choice for families and commuters alike.

Upon entering, you are welcomed into an open plan living space that exudes warmth and style. The bay fronted living room flows seamlessly into the dining area, creating an inviting atmosphere for family gatherings and entertaining guests. The modern fitted kitchen-breakfast room is a highlight, featuring double glazed doors that open directly onto the generous garden, allowing for a delightful indoor-outdoor living experience. Adjacent to the kitchen, you will find a utility room and a separate WC, adding to the practicality of the home.

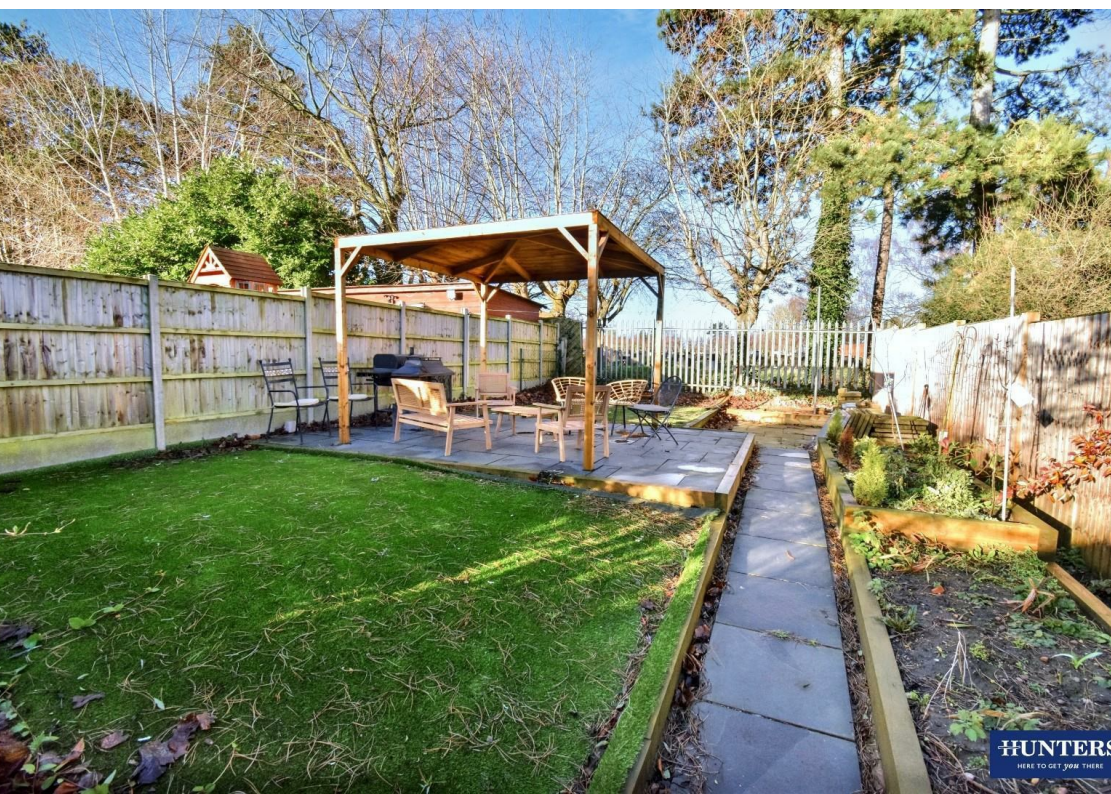
Ascending the staircase from the hallway, the first floor landing leads to three well-appointed bedrooms, each offering ample space and natural light. The modern three-piece bathroom suite, complete with a shower over the bath, provides a relaxing retreat for the family.

The outdoor space is equally impressive, boasting a very generous garden adorned with an array of mature plants and shrubs. Two patio seating areas invite you to enjoy al fresco dining or simply unwind in the fresh air. With ample off-road parking for three vehicles and a garage, this property ensures that parking will never be a concern.

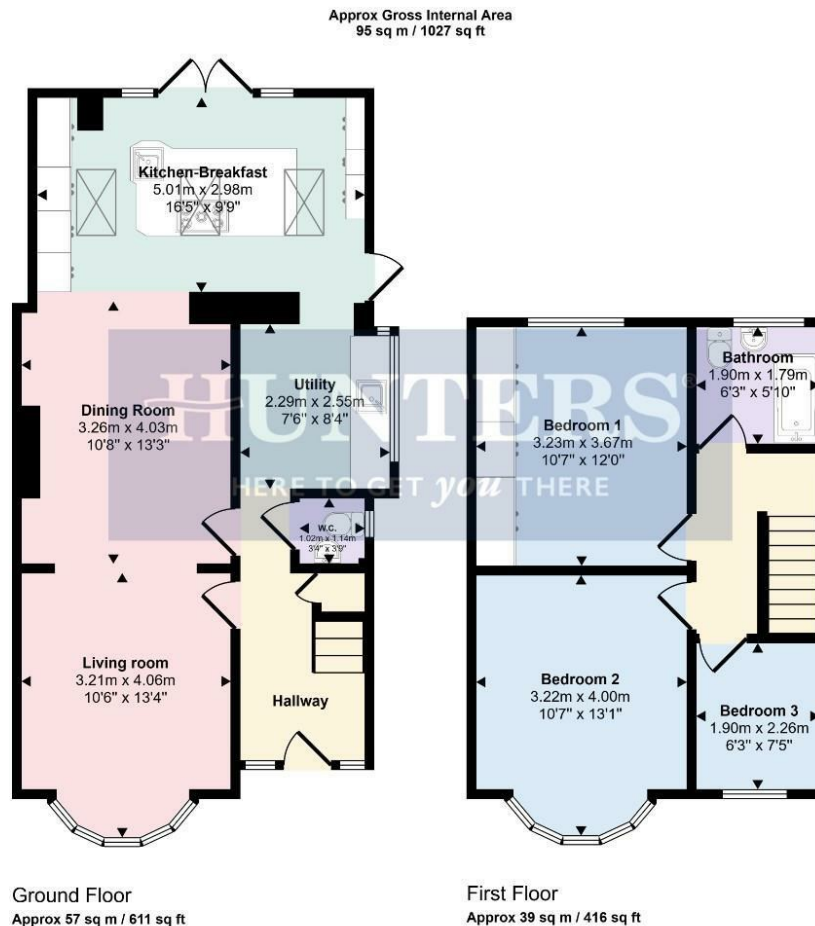
For those interested in exploring this delightful home further, a 360-degree virtual tour is available. We invite you to contact your local Hunters estate agents in Wigston to arrange your viewing and discover the potential of this wonderful family residence.











This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

### Viewings

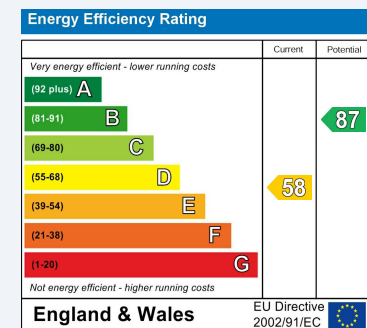
Please contact [wigston@hunters.com](mailto:wigston@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.