



1 Wilmington Court Glebe Road, Leicester

Offers in Region of £575,000

MOORE
& YORK



1 Wilmington Court Glebe Road

Leicester, Leicester

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Executive Detached Family Bungalow
- Highly Desirable Location
- Lounge, Dining Room & Kitchen/Breakfast Room
- Feature Inglenook Fire Surround To Lounge
- Master En-Suite & Family Shower Rooms
- Parking For Numerous Cars & Double Garage
- Three Bedrooms & Bathroom
- Early Viewing Recommended.



DETAILED ACCOMMODATION

ENTRANCE HALL

Radiator, access to loft space.

LOUNGE

17' 5" x 15' 11" (5.31m x 4.85m)

Feature Inglenook fire surround with exposed brickwork and quarry tile hearth, radiator, UPVC sealed double glazed square bayed window. UPVC sealed double glazed sliding patio doors leading to;

CONSERVATORY/SUN ROOM

13' 5" x 6' 9" (4.09m x 2.06m)

Brick base and insulated plastered ceiling, UPVC sealed double glazed windows and door to side aspect.

DINING ROOM

10' 0" x 9' 6" (3.05m x 2.90m)

Accessed via double doors from entrance hall, radiator, UPVC sealed double glazed window.

KITCHEN/BREAKFAST ROOM

12' 3" x 11' 0" (3.73m x 3.35m)

Fitted in a extensive range of soft close units comprising sink unit with cupboards under, matching base units with Granite work surfaces over with matching splash backs, and pan drawers under, complementary wall mounted eye level cupboards, built in AEG microwave and oven, four piece gas hob with extractor fan over set in stainless steel hood, pull out larder cupboard, fridge/freezer space, plumbing for washing machine, spot lights, UPVC sealed double glazed window, radiator.

UTILITY/OUTER LOBBY AREA

UPVC sealed double glazed windows and door to rear garden.

BEDROOM 1

11' 11" x 9' 10" (3.63m x 3.00m)

Radiator, UPVC sealed double glazed windows, fitted wardrobes.





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FRONT GARDEN

Block paved driveway to front providing parking for numerous cars with evergreen border leading to detached double garage with pitched roof, electrically operated roller doors, power and light.

REAR GARDEN

Block paved side seating area leading to rear easily maintainable garden comprising tiered pebbled evergreen beds with central steps leading to raised garden area. Further block paved pathway leading to opposite side and front aspect.

GARDEN

DOUBLE GARAGE

1 Parking Space

Block paved driveway to front providing parking for numerous cars. Detached double garage with pitched roof, electrically operated roller doors, power and light.



Ground Floor



First Floor





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Measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents. Moore & York have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. We have not made any investigations into the existence or otherwise of any issues concerning pollution of land, air or water contamination and the purchaser is responsible for making his own enquiries in this regard.