



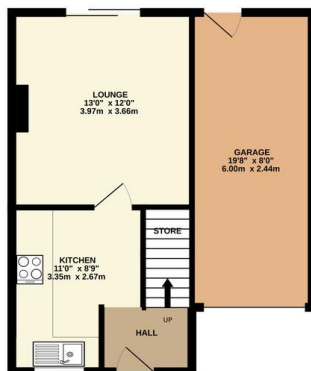
## FOR SALE

3 Bed Semi-Detached House in Chestnut Road, Glenfield LE3 8DB  
£249,950

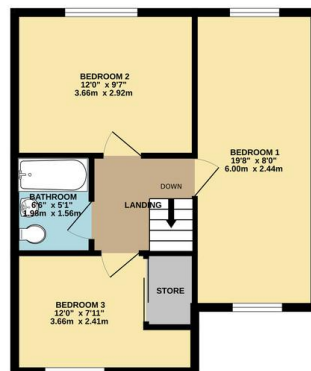
Offered chain free and situated in a sought after location close to local amenities, this modern three bedroom semi detached property in Glenfield offers excellent potential for buyers looking to make their mark. The home features an extended large master bedroom, providing versatile living space, alongside a private, low maintenance rear garden. With off road parking and a garage, this property combines practicality with opportunity, making it an ideal choice for a buyer seeking to personalize their next home. Call Phillips George to view.



GROUND FLOOR  
443 sq.ft. (41.2 sq.m.) approx.



1ST FLOOR  
446 sq.ft. (41.4 sq.m.) approx.



TOTAL FLOOR AREA: 889 sq.ft. (82.6 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplans 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.  
Made with Metaplan (2024)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

- Three Bedrooms
- Extended Semi Detached
- Modern Property
- Highly Popular Location
- Garage
- Off Road Parking
- No Upward Chain
- Landscaped Garden

**Agents Note:** Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate 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.

