



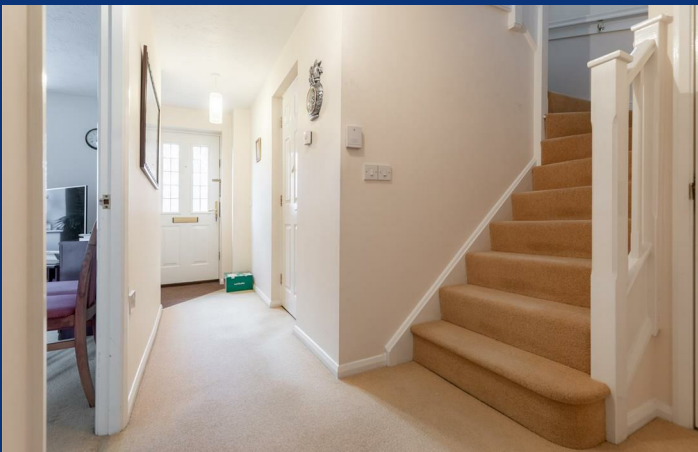
37, STRATHERN ROAD, BRADGATE HEIGHTS, LEICESTER, LE3 9QA

GUIDE PRICE £300,000

ANDREW GRANGER & CO

LEICESTER • LOUGHBOROUGH • MARKET HARBOROUGH • LONDON

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This three bedroom detached property in the heart of Bradgate Heights is ideally situated for access to major road links, Glenfield hospital and the city centre. The accommodation comprises of: Entrance hallway, cloaks W/C, lounge, dining room, kitchen. First floor landing, three bedrooms, en-suite shower room and family bathroom. Outside to the front is off road parking leading to integral single garage and enclosed rear garden. EPC Rating - C

LOCATION

The property is ideally situated for Glenfield General Hospital, also convenient for nearby County Hall, and ideally located for the commuter, with easy access to Junction 21a of the M1 and Western Bypass. Comprehensive shopping facilities at Beaumont Leys Shopping Centre, further shopping and supermarket facilities at Fosse Park Shopping Centre, recreational and leisure facilities at New Parks Leisure Centre, and Beaumont Leys Leisure Centre with the National Space Centre conveniently located.

VIEWING & DIRECTIONAL NOTE

All viewings should be arranged through Andrew Granger & Co on 0116 2429922. From Leicester the property may be approached via Groby Road (A50), turning right at the roundabout for Glenfield General Hospital, continuing over the next set of traffic lights turning left at the lights into the David Wilson development, left into Hallgate Drive, left into Ladyhay Road and left onto Strathern Road where the property can be found on the right hand side.

ACCOMMODATION IN DETAIL

GROUND FLOOR

ENTRANCE HALLWAY

Upvc double glazed entrance door, radiator, doors to cloaks W.C, storage cupboard, lounge, kitchen and integral garage.

CLOAKS W.C

Fitted with a two piece suite comprising of low flush W.C and wash hand basin. Upvc double glazed window to side aspect, radiator, tiled splashback.

THROUGH LOUNGE/DINER

LOUNGE 13'1" + bay x 11'2" max (4.002 + bay x 3.407 max)

Upvc double glazed bay window to front aspect, radiator. Open plan to Dining Room.

DINING ROOM 9'2" x 8'4" (2.811 x 2.546)

Upvc double glazed double doors leading out to rear garden, radiator.

KITCHEN 13'3" x 9'7" (4.055 x 2.946)

Fitted with a range of wall and base level units with worktop space over, tiled splashback, stainless steel sink with drainer and mixer tap. Built-in oven and 4 ring gas hob. Space for washing machine, tumble dryer, fridge and dishwasher. Radiator, Upvc double glazed window to rear, Upvc double glazed door leading out to rear garden.

FIRST FLOOR

LANDING

Doors to bedrooms and bathroom, loft hatch, airing cupboard housing water tank, Upvc double glazed window to side.

BEDROOM 1 11'9" x 9'5" (3.586 x 2.872)

Upvc double glazed window to front aspect, radiator, built in wardrobes, door to En-Suite Shower Room.

EN SUITE SHOWER ROOM

Upvc double glazed window to front aspect, radiator, fitted with a three piece suite comprising of shower cubicle, wash hand basin and low flush W.C, half tiled walls.

BEDROOM 2 12'9" x 8'0" (3.898 x 2.459)

Upvc double glazed window to rear aspect, radiator, built in wardrobes.

BEDROOM 3 10'0" x 8'8" (3.060 x 2.648)

Upvc double glazed window to rear aspect, radiator, fitted with a range of bedroom furniture.



FAMILY BATHROOM 7'0" x 6'11" (2.148 x 2.119)

Upvc double glazed window to front aspect, fitted with a three piece suite comprising of bath with shower tap, wash hand basin, low flush W.C, radiator, tiled splashback.

OUTSIDE

Off road parking for two vehicles to front with lawn area and flower bed, gated side entry leading to enclosed rear garden which is mainly laid to law with paved patio and pathway, garden shed, fruit trees and flower borders.

INTEGRAL GARAGE 17'8" x 8'1" (5.391 x 2.478)

Up & over garage door to front, wall mounted boiler, electric point and light.

MONEY LAUNDERING

To comply with The Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017 any successful purchaser/purchasers will be asked to provide proof of identity and we will therefore need to take copies of a passport/photo driving licence and a recent utility bill (not more than three months old). We will need this information before Solicitors are instructed.

APPRAISALS & SURVEYS

If you have a house to sell then we offer a Free Valuation, without obligation.

Andrew Granger & Co undertake all types of Valuations including R.I.C.S. Homebuyer Survey and Valuation Reports, Valuations for probate, capital gains and inheritance tax purposes and Insurance Valuations. For further information contact our Surveying Department on 0116 242 9933.

ENERGY PERFORMANCE CERTIFICATE

EPC Rating C

STAMP DUTY RATES

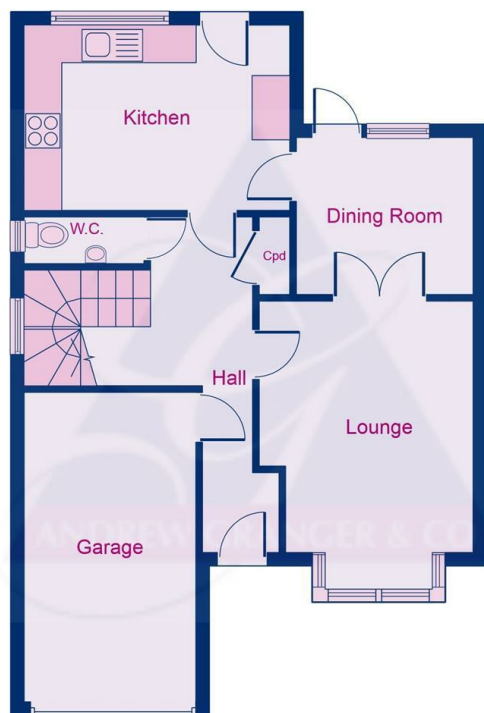
Note To Buyer: Stamp Duty Land Tax Rate Up to £125,000: Zero. The next £125,000 (the portion from £125,001 to £250,000): 2%. The next £675,000 (the portion from £250,001 to £925,000): 5%. The next £575,000 (the portion from £925,001 to £1.5 million): 10%. The remaining amount (the portion above £1.5 million): 12%. A further 3% will be





payable on the whole amount if this is an additional property to one that you already own. For properties costing up to £500,000, first time buyers will pay no stamp duty on the first £300,000.





Ground Floor

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First Floor

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LOCATION



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Call 0116 242 9922

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RICS



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