



## 40 Cromwell Road, Great Glen

Offers Over **£290,000**



Part of

**SHELDON  
BOSLEY  
KNIGHT**

LAND AND  
PROPERTY  
PROFESSIONALS

## 40 Cromwell Road

Great Glen, Leicester

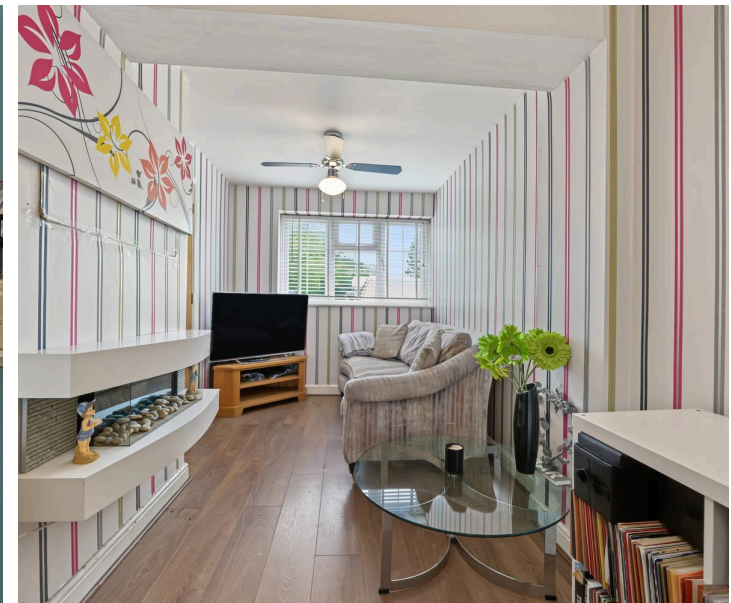
Spacious 3-bed family home in Great Glen with flexible living areas, conservatory, landscaped garden, ample parking, and modern kitchen. Close to amenities, schools, and transport links. Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

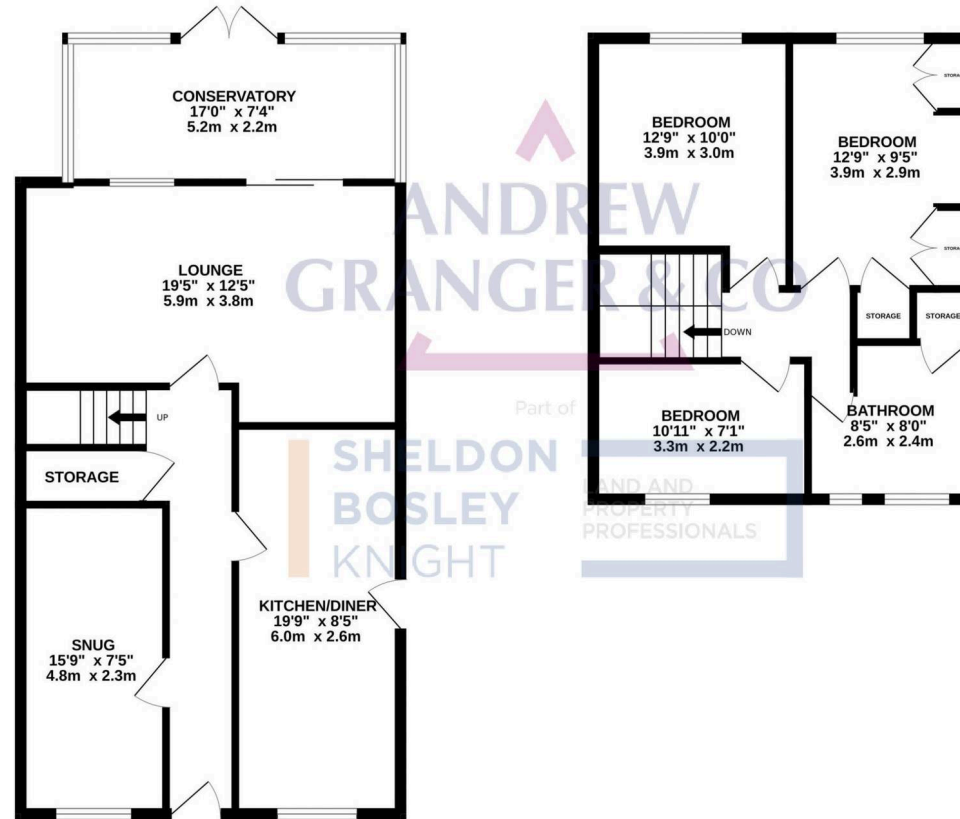
- No Upward Chain
- Three-bedroom detached family home
- Spacious and versatile accommodation
- Additional reception room / potential fourth bedroom
- Bright and spacious conservatory
- Block-paved driveway with ample off-road parking
- Gas central heating and double glazing
- Excellent access to Leicester and Market Harborough





GROUND FLOOR  
748 sq.ft. (69.5 sq.m.) approx.

1ST FLOOR  
455 sq.ft. (42.3 sq.m.) approx.



TOTAL FLOOR AREA: 1203 sq.ft. (111.8 sq.m.) approx.

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.  
Made with Metropix CS2020

## Andrew Granger & Co (Part Of Sheldon Bosley Knight)

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### Disclaimer:

All fixtures and fittings mentioned in these particulars are included in the sale, all others in the property are specifically excluded. Photographs are reproduced for general information audit must not be inferred that any item is included for sale with the property. These particulars are thought to be materially correct. Their accuracy is not guaranteed and they do not form part of any contract.

### Future Development & Planning:

Sheldon Bosley Knight cannot comment on future development of neighbouring land. Buyers should make their own enquiries regarding any current or proposed planning applications that may affect the property or surrounding area and may only reply upon written responses to questions on this matter.