



REZIDE  
GROUP



PRICE GUIDE £310,000  
MAY DRIVE, GLENFIELD, LEICESTER





This three-storey modern home offers flexible accommodation and is presented to an excellent standard throughout. Located in this highly desirable development within the popular Leicestershire village of Glenfield. The crowning glory of this home must be the spacious open plan living kitchen/ dining room with patio doors out onto the enclosed rear garden.





Enter through glazed door to front elevation below storm porch into the welcoming entrance hallway. The entrance hallway has timber effect vinyl flooring, door to cloakroom, W.C, study/ 4th bedroom and living kitchen as well as stairs rising to first floor landing. The study has carpeted flooring, window to front elevation, electrical socket points and radiator, this flexible space can be used for your personal requirements. The downstairs W.C has continuation of timber effect flooring, pedestal wash hand basin, low level flush W.C and radiator. The living kitchen is a generous space with plenty of natural light flowing through from the bay window to rear. There is a continuation of timber flooring from the hallway, fitted kitchen with range of wall and base level storage units with laminate worksurfaces over. There is inset one and a half bowl sink and draining unit gas hob with extractor above and electric oven below, space and plumbing for washing machine and fridge/ freezer. There is storage understairs and French patio doors leading out to the rear garden.

The first-floor landing has doors communicating to all accommodation as











well as stairs rising to second floor. The lounge is located on the first floor and has carpeted flooring, two double glazed window to front aspect and feature fireplace. The master bedroom is also situated on the first floor. It has air conditioning, plenty of fitted wardrobes, two double glazed windows to rear elevation and door through to the ensuite. The ensuite has vinyl flooring and tiling to water sensitive areas, low level flush W.C, pedestal wash hand basin, walk in double shower with waterfall shower head above.

The Second-Floor landing has door communicating to top floor accommodation. There are two generous bedrooms on the top floor as well as a family bathroom. The family bathroom has vinyl flooring and tiling to water sensitive areas, pedestal wash hand basin, low level flush







W.C, opaque window to side aspect and chrome rounded wall thermostat to control the bath water.

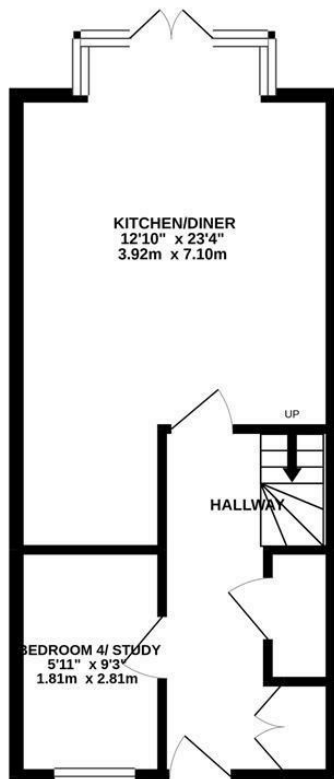
Externally the property enjoys single garage with light and power, ample off-road parking for multiple vehicles. The front garden has been landscaped with AstroTurf and some mature shrubs. There is a timber gate allowing access from the driveway through to the enclosed rear garden. The garden has been landscaped for ease of maintenance, has AstroTurf lawn, decked seating area ideal for entertaining family and friends as well as plumbing and power for a hot tub behind the garage.



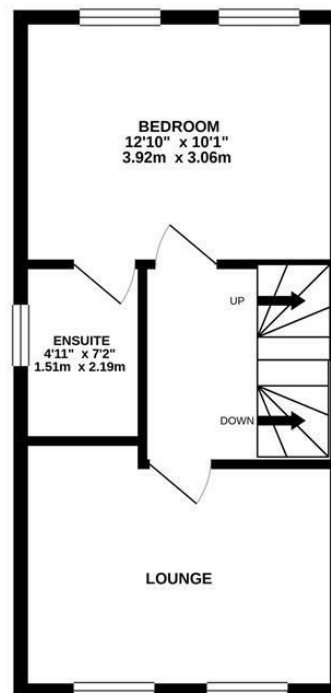




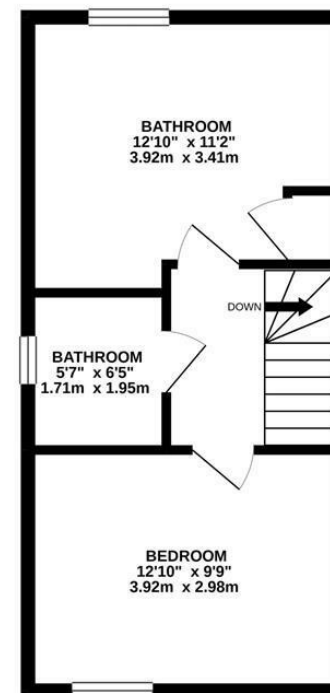
GROUND FLOOR  
374 sq.ft. (34.8 sq.m.) approx.



1ST FLOOR  
353 sq.ft. (32.7 sq.m.) approx.



2ND FLOOR  
353 sq.ft. (32.7 sq.m.) approx.



TOTAL FLOOR AREA : 1079 sq.ft. (100.3 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.

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