

William.



24 Glebelands Road
Leicester, LE4 2WH

Guide price £425,000



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William. is pleased to offer this this spacious four-bedroom, two bathroom detached family home to market. Set on a substantial plot and offering fantastic scope for extension (STP) this is a property which must be viewed to appreciate the position, size and potential it offers!

Situated on the ever popular Glebelands development on the outskirts of Leicester, this fantastic property boasts versatile accommodation throughout in brief comprising: Entrance hall, downstairs WC, formal lounge, dining/play room, study, dining kitchen and utility room to the ground floor. Whilst to the first floor are four well-proportioned bedrooms (Master with En-Suite) and a family bathroom.

Externally the property boasts real kerb appeal with an impressive frontage comprising mature front gardens, and a large tarmac driveway which offers parking for multiple vehicles and gives access to the detached double garage (with EV charge point). To the rear, is a fully enclosed, low maintenance private rear garden which is predominantly laid to lawn, with a raised decked seating area and section of stone patio making it the ideal space for outdoor entertaining!

Set within walking distance of Glebelands Primary School and with a selection of Secondary options available nearby, this fantastic family home is within easy reach of the neighbouring villages of Thurcaston and Birstall (both just a short drive away) and offer wide range of amenities including: Post Office, supermarkets, doctors, library as well as array of independent shops, restaurants and takeaways. The property is conveniently situated for commuting to Loughborough, Leicester and Nottingham with road links to the A6, A46 and M1 Motorway all within close proximity as well as Leicester railway station, which offer direct rail links into Nottingham and London St Pancras International.

Viewing is essential to appreciate the position, size and potential it offers and are Strictly By Appointment Only.

ACCOMMODATION COMPRISES:





GROUND FLOOR

Entrance Hall

14'1" x 7'0" max (4.3 x 2.15 max)

Guest WC

7'6" x 3'5" (2.3 x 1.05)

Study

8'2" x 7'6" (2.5 x 2.3)

Front Reception Room

13'5" x 8'10" (4.1 x 2.7)

Living Room

15'8" x 14'5" max (4.8 x 4.4 max)

Dining Kitchen

12'5" x 9'6" (3.8 x 2.9)

Utility Room

7'6" x 5'2" (2.3 x 1.6)

FIRST FLOOR

First Floor Landing

Bedroom 1

12'9" x 12'9" (3.9 x 3.9)

En-Suite

9'0" x 3'9" (2.75 x 1.15)

Bedroom 2

12'5" x 9'10" (3.8 x 3.0)

Bedroom 3

9'2" x 8'10" (2.8 x 2.7)

Bedroom 4

9'2" x 8'6" (2.8 x 2.6)

Family Bathroom

6'6" x 6'6" (2.0 x 2.0)

OUTSIDE

Driveway & Double Garage

Front & Rear Gardens

Disclaimer



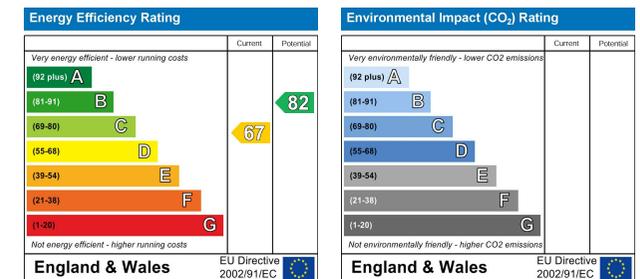
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our Team on 01509 426 106 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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