



Alexanders

Glenfield Frith Drive Glenfield

- Quaint detached bungalow bursting with potential
- Set on an extensive plot in sought after Glenfield
- Cottage kitchen with integrated appliances
- Light filled dual-aspect lounge/dining room
- Four well proportioned bedrooms
- Modern shower room with three-piece suite
- Stunning mature gardens with seating terrace
- Ample off-road parking and two garages
- EPC Rating E / Council Tax Band F / Freehold

Nestled in the charming area of Glenfield, this delightful bungalow on the much sought after Glenfield Frith Drive offers a perfect blend of comfort and space. With four well-proportioned bedrooms, this property is ideal for families or those seeking extra room for guests or a home office. The two inviting reception rooms provide ample space for relaxation and entertaining, making it easy to host gatherings with friends and family.

The bungalow is set on extensive land, offering a wonderful outdoor space that can be enjoyed throughout the year. Whether you envision a beautiful garden, extending the living quarters (subject to local planning permissions) a play area for children, or simply a tranquil retreat to unwind, the possibilities are endless.

In summary, this bungalow in Glenfield is a rare find, combining spacious living areas, a generous plot of land, and a prime location. It is a perfect choice for those looking to settle in a welcoming community. Do not miss the chance to make this lovely property your new home.





Accommodation:

Alexanders are delighted to offer to the market this rare opportunity to purchase a detached four bedroom residence on the highly regarded Glenfield Frith Drive, Glenfield, just a moments walk from The Hall Primary School and superb road networks.

Internally, the deceptive accommodation includes an entrance hall leading to a large open plan lounge/dining room, breakfast kitchen, utility room, WC, four good sized bedrooms and the family bathroom. The accommodation is exceptionally well laid out and offers considerable scope for contemporary redevelopment, with opinion being another dwelling could be erected within the grounds, all subject to the necessary planning consents.

Gardens and land:

The property is set back and accessed via a circa 300 foot driveway shared with just one other property, the plot itself extends to circa 1/3 acre with considerable potential to extend subject to the necessary planning consents. The wonderfully landscaped gardens are surrounded by mature trees and shrubbery, boasting privacy in abundance. The gardens wrap around all elevations of the property, with a large gravelled driveway to the front providing parking for several vehicles, also giving access to a detached single garage and attached double garage, there are gardens to the side and rear elevations, laid mostly to lawn with established borders, gravelled paths and several outbuildings for storage.

Location:

Glenfield is a large village with excellent local and independent schools. It is well situated for access to the County Hall and Glenfield Hospitals. In addition to having convenient commuter links across the Midlands via the A46 and M1 motorway network, and to Leicester city centre. Close by is the revered Charnwood Forest countryside offering scenic walks around Cropston Reservoir and Bradgate Park.

Method of Sale:

The property is offered for sale by Private Treaty.

Measurements:

Every care has been taken to reflect the true dimensions of this property, but they should be treated as approximate and for general guidance only.

Tenure:

The property is being sold freehold with vacant possession upon completion.

Local Authority:

Blaby District Council, Council Offices, Desford Road, Narborough, Leicester, LE19 2EP. Council Tax Band F.

Viewings:

Viewing strictly by appointment only via sole selling agent, Alexanders of Melton Mowbray, 21 Market Place, Melton Mowbray, LE13 1XD.

Services:

The property is connected to mains gas, electricity, water, and drainage.

Please note that none of the services, systems or appliances, including; heating, plumbing, and electrics, have been tested by the selling agents.





Public Rights of Way, Wayleaves & Easements:

The property is sold subject to all existing public rights of way, wayleaves, easements and other legal rights, whether or not specifically mentioned in these particulars.

Technical Information:

Further details, including any covenants, overage provisions, or other relevant legal or technical information, can be provided upon request.

Plans and Boundaries:

The plans included in these particulars are based on Ordnance Survey data and are intended for guidance only. While believed to be correct, their accuracy is not guaranteed. The purchaser will be deemed to have full knowledge of the boundaries and the extent of the ownership. Neither the vendor nor their agents will be held responsible for defining ownership or boundary lines.

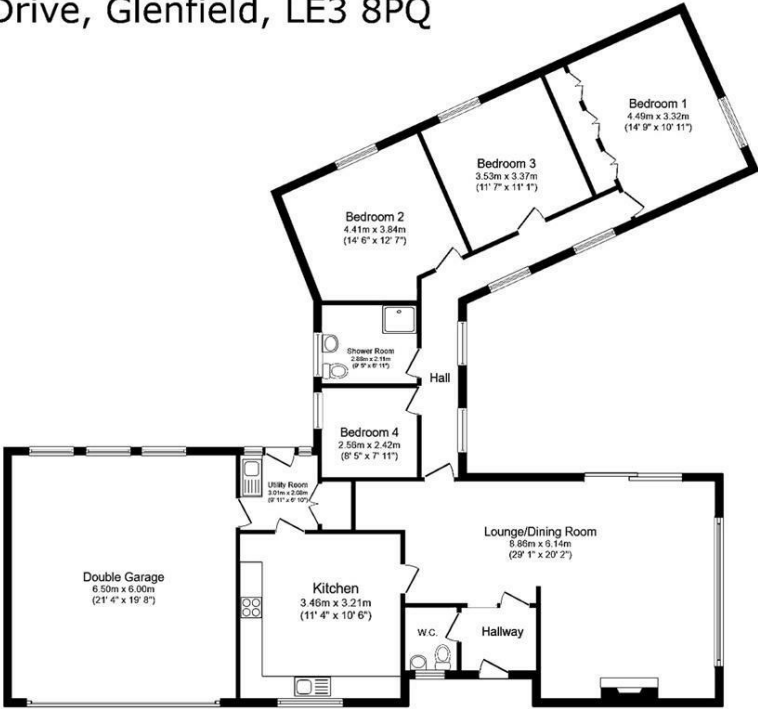
Money Laundering:

Where an offer is successfully put forward, we are obliged by law to ask the prospective purchaser for confirmation of their identity. This will include production of their passport or driving licence and recent utility bill to prove residence. Prospective purchasers will also be required to have an AML search conducted at their cost. This evidence and search will be required prior to solicitors being instructed.

General Note:

These particulars whilst believed to be accurate 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 these particulars of sale as a statement of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this agents employment has the authority to make or give any representation or warranty in respect to the property.

Glenfield Frith Drive, Glenfield, LE3 8PQ



Floor Plan
Floor area 180.3 sq.m. (1,941 sq.ft.)

Total floor area: 180.3 sq.m. (1,941 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	48	71
(21-38) F		





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