





# Tournament Road | Glenfield

---

Welcome to this beautifully presented 1920's, double fronted detached family home, set in the exclusive village of Cropston. A thoughtfully extended home with a stylish open plan living, dining family kitchen located to the rear of the home with doors that open onto the rear garden. There are also two further reception rooms and utility space.

- Double fronted, character four bedroomed detached family home
- Extended, beautifully fitted open plan living, dining kitchen with utility space
- Two further generously proportioned reception rooms
- Four bedrooms to the first floor and family bathroom
- Established, mature private rear garden with several seating areas, ideal for entertaining and orchard. Driveway to the front of the home and garaging to the rear
- Exceptional local schooling options including Loughborough Endowed schools and Ratcliffe college











## GROUND FLOOR

The property is entered into via an entrance hall with attractive wooden flooring. The generous living room is bright and airy with patio doors opening onto the rear garden, brick feature fireplace and beautiful log burner. There is also space for a dining table in the living area. The dining kitchen has been refitted with a range of white gloss units with complimentary worktops, built in double oven, new Hotpoint hob, stainless steel splashback and extractor fan over. There is an integrated dishwasher and space for a fridge/freezer and a utility room which houses the boiler and provide space for a washing machine and dryer. There is also a service door to access the rear garden. There is a handy study overlooking the front of the home and a convenient w.c off the hallway. The primary bedroom has the benefit of built in wardrobes and an Ensuite shower room. There three further bedrooms. The family bathroom has a jacuzzi bath, wash hand basin with vanity unit, w.c and heated towel rail.



## OUTSIDE

There is a large driveway to the front of the home providing off road parking for many vehicles. The carport has previously homed a motor home. There is a double garage and further carport/garage space. Please note the neighbours have a right of way to access the rear of their garages. The established rear garden is generous in size with mature trees and shrubs. There is a lovely side courtyard area, green house and outside summer house.







# Tournament Road | Glenfield | Leicestershire

## SERVICES

All mains services are available and connected.

## COUNCIL

Blaby District Council. Council tax band E



Total area: approx. 112.6 sq. metres (1211.6 sq. feet)  
Floor plans are not to scale and are intended for use as a guide to the layout of the property only. They should not be used for any other purpose.  
Plan produced using PlanUp.

Tournament Road, Glenfield

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		



## DISCLAIMER

We must inform all prospective purchasers that the measurements are taken by an electronic tape and are provided as a guide only and they should not be used as accurate measurements. We have not tested any mains services, gas or electric appliances, or fixtures and fittings mentioned in these details, therefore, prospective purchasers should satisfy themselves before committing to purchase. Intending purchasers must satisfy themselves by inspection or otherwise to the correctness of the statements contained in these particulars. Creightons Estate Agents (nor any person in their employment) has any authority to make any representation or warranty in relation to the property. The floor plans are not to scale, and are intended for use as a guide to the layout of the property only. They should not be used for any other purpose. Similarly, the plans are not designed to represent the actual décor found at the property in respect of flooring, wall coverings or fixtures and fittings.







