



Not for marketing purposes INTERNAL USE ONLY

Salcombe Drive
Glenfield Leicester



Property Description

Well-presented generous corner plot. Four bedroom detached family home in a popular residential location close to very sought after schools, shops and major roads. Situated in LE3 8AG, this residence enjoys proximity to local amenities and excellent transport links.

The ground floor features a spacious a light lounge, reception room, kitchen with separate utility room and a downstairs toilet. Heading upstairs you'll find a four bedroom and family bathroom

One of the highlights of this property is the triple detached garage, providing secure parking.

Outside, the property boasts a well-maintained beautiful rear garden as well as front garden with driveway parking.

Ground Floor

Hallway

6' x 10' 9" (1.83m x 3.28m)

Lounge/Dining Room

16' 8" x 20' 3" (5.08m x 6.17m)

Having a laminate flooring, radiator & spacious bay window to the front and patio doo to the rear garden

Reception Room

8' 9" x 14' (2.67m x 4.27m)

Having a laminate flooring, radiator, window

to the front & side

Kitchen/Breakfast Room

15' 3" x 9' 4" (4.65m x 2.84m)

Having a range of a wall and base units, built in hob and oven, sink unit, breakfast bar area, window to the rear & access to the utility room and under stairs store

Utility Room

8' 9" x 8' 9" (2.67m x 2.67m)

Fitted with a range of wall and base units, plumbing for washing machine, sink unit & access to the rear garden

Downstairs Toilet

2' 7" x 6' 4" (0.79m x 1.93m)

Having a toilet & hand wash basin

First Floor

Bedroom 1

16' 2" x 11' 2" (4.93m x 3.40m)

Having a fitted wardrobes, radiator & window to the front

Bedroom 2

15' x 11' 2" (4.57m x 3.40m)

Having a fitted wardrobes, radiator & window to the front

Bedroom 3

9' 6" x 8' 9" (2.90m x 2.67m)

Radiator & window to the rear

Bedroom 4

7' 10" x 8' 9" (2.39m x 2.67m)

Radiator & window to the rear

Bathroom

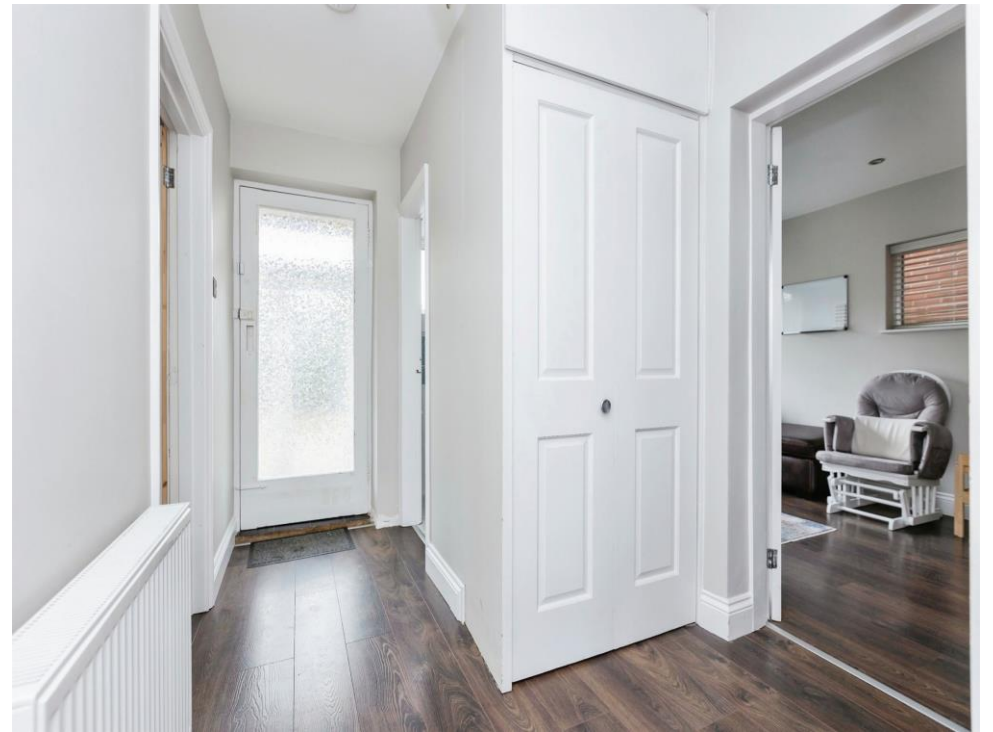
8' 10" x 5' 6" (2.69m x 1.68m)

Having a bath, wash hand basin & toilet

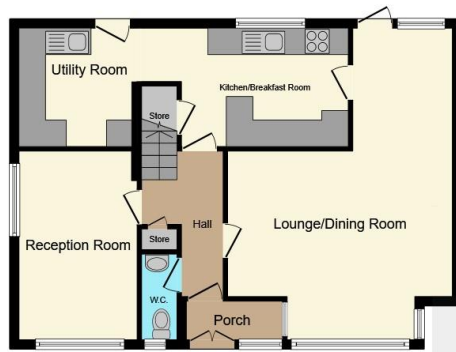
Garage

41.8 sq. m.





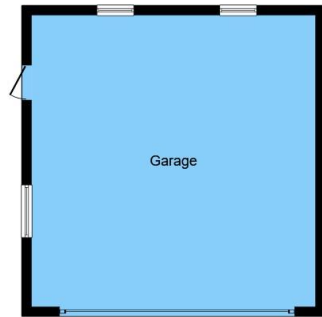




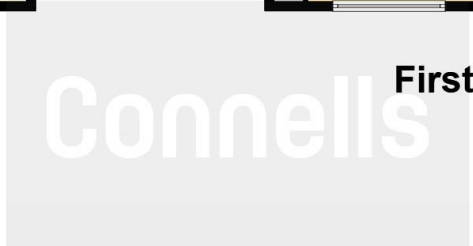
Ground Floor



First Floor



Garage



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

T 0116 262 0022
E leicester@connells.co.uk

22-24 Halford Street
LEICESTER LE1 1JB

EPC Rating: C

Tenure: Freehold

check out more properties at connells.co.uk



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: LTR322259 - 0002