

An aerial photograph of a two-story brick house with a dark tiled roof and white window frames. The house features a large front porch with a black metal railing and a wooden deck. A large, well-maintained green lawn occupies the foreground. In the background, there are other houses and trees. A dark blue box with the word 'Sinclair' in white is overlaid in the top right corner.

Sinclair

'Meadway', Groby Road, Glenfield, Leicestershire, LE3 8GN

£665,000

01509 812777 [sinclairestateagents.co.uk](http://sinclairestateagents.co.uk)

## Property at a glance

- Stunning Mature Plot
- Three Reception Rooms
- Four Bedrooms
- Council Tax Band\*: B
- Unique and Flexible Accommodation
- Three Bath/ Shower Rooms
- Fantastic Family Home
- Price: £665,000

## Overview

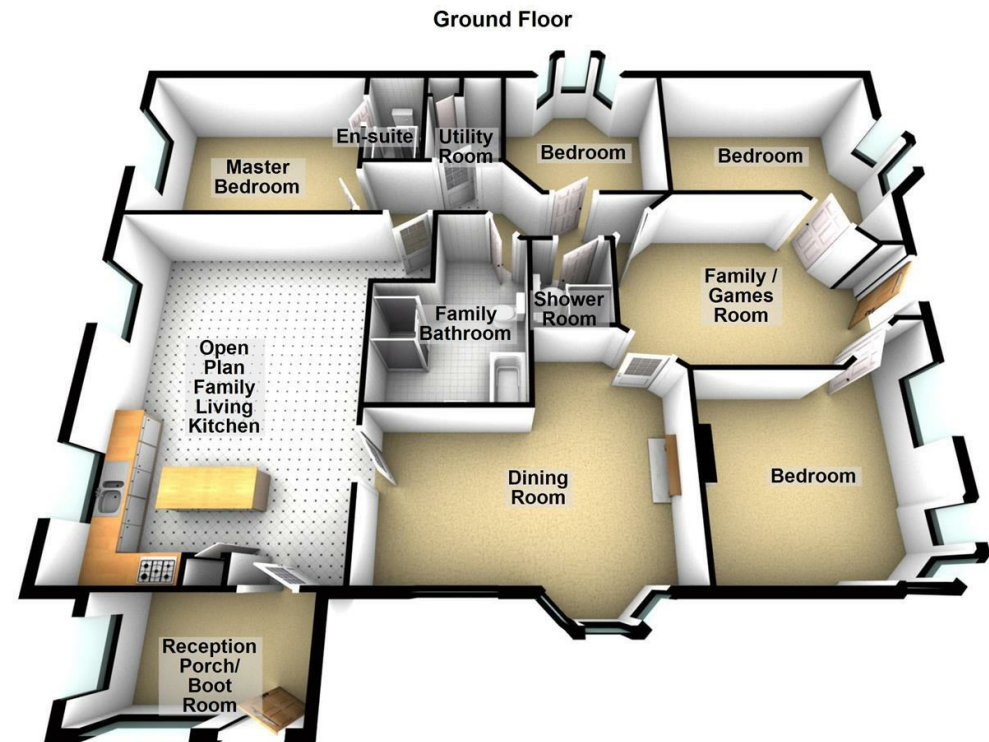
MEADWAY is set to a fantastic and generously proportioned private plot with extensive mature gardens. The beautifully maintained and unique family home with contemporary fixture and fittings and flexibility of accommodation with in brief comprises reception hall, open plan family living kitchen with centre island and sitting area, separate dining room with additional sitting area and wood burning stove. an octagonal central games/music room leading to a super outdoor patio overlooking the garden and access to an inner hallway and sleeping quarters. There are four double bedrooms with master en-suite, a shower/wet room and an additional feature bathroom. The property has a separate utility room. The plot and surroundings are a particular feature of sale. A truly unique opportunity.

## Location\*\*

Glenfield is a large village and former civil parish, now in the parish of Glenfields, in the Blaby district of Leicestershire, England. The village is directly to the west of Leicester and is just off junction 21A of the M1. It is the site of the headquarters of Leicestershire County Council, and of Leicestershire Fire and Rescue Service. It also gives its name to Glenfield Hospital, although the hospital is actually across the city border in Leicester. The heart of the community is around the Square, with St Peter's Church (CofE), and the public library just inside Station Road, and Park House (parish council), the Memorial Hall, Scout Hut, playground, Glenfield Primary School and the nursery school all located just inside Stamford Street. The Hall County Primary School is located on Glenfield Frith Drive. Situated close to the Hall school is Faire Road commonly known for the row of shops situated there.



\*\* Distances have been taken from Google maps and are shown as shortest distance by road. These should be taken as approximate figures.



'Meadway', Groby Road, Glenfield, Leicestershire, LE3 8GN

Sinclair

## Detailed Accommodation

An entrance door with inset double glazed opaque glass windows through to the reception hall.

### RECEPTION HALL

11'3 x 6'1 (3.43m x 1.85m)

This generously proportioned space has cloaks hanging and a double glazed Velux window and additional uPVC windows to two elevations, there is a further entrance door through to the open plan family living kitchen.

### FAMILY LIVING KITCHEN

14'5 (min) 15'6 (max) x 22'4 (4.39m (min) 4.72m (max) x 6.81m)

The kitchen area has a single drainer one and a half bowl sink unit with feature tap over cupboards under, there are fitted shaker style units to the wall and base, granite effect worksurface with matching upstand and integral appliances including dishwasher, electric hob with extractor fan over and double Zanussi eye level oven and grill. There is space for tall standing American style fridge freezer and centre island unit with pan drawers under the solid work surface extending to a breakfast bar. uPVC double glazed window to the side elevation, radiator, double glazed skylight window, door accessing the separate dining room and open access to the sitting area.

The sitting area has a uPVC double glazed window to the side elevation, door accessing the inner hallway.

### SEPARATE DINING ROOM

18'6 x 9'11 (min) 13'5 (max) (5.64m x 3.02m (min) 4.09m (max))

uPVC double glazed window to the front elevation and further uPVC double glazed bay window to the front elevation, there is a feature fireplace with tiled hearth surmounted by a wood burning stove and an over mantle and door accessing the central games/music room.

### GAMES/MUSIC ROOM

13'9 x 13'11 (4.19m x 4.24m)

This octagonal room is currently used as a music room and is a central hub to the house accessing bedrooms, inner hallway and door leading to the outdoor patio and covered seating area.

### INNER HALLWAY

The inner hallway gives way to the master bedroom with en-suite, further bedroom, feature family bathroom and additional shower/wet room; there is access to the utility room.

### MASTER BEDROOM

14'9 x 10'8 (4.50m x 3.25m)

uPVC double glazed window to the side elevation, radiator and door accessing the en-suite.

### EN-SUITE

The en-suite shower room has been fitted with contemporary white three piece suite with walk-in shower, feature tiling, low flush WC and vanity unit surmounted by a wash hand basin with chrome mixer tap over.

### BEDROOM TWO

12'7 x 9'6 (front of wardrobe/cupboard) (3.84m x 2.90m (front of wardrobe/cupboard))

uPVC double glazed walk-in bay window overlooking and accessing the garden with a personnel access door leading to the patio and seating area. There is additional uPVC double glazed window overlooking the garden, a feature period style fireplace with tiled hearth wooden sides and over mantle with cast iron inset fireplace, fitted wardrobe/cupboards.

### BEDROOM THREE

13'10 x 13'4 (max) 9'3 (min) (4.22m x 4.06m (max) 2.82m (min))

uPVC double glazed bay window overlooking the garden and outdoor seating area, radiator.

### BEDROOM FOUR

10'3 x 9'11 (3.12m x 3.02m)

uPVC double glazed bay window to the rear elevation, radiator.

### SHOWER/WET ROOM

Refitted shower/wet room is fitted with a low flush WC, vanity unit surmounted by a wash hand basin with chrome mixer tap over and storage under, walk-in shower/wet area. tiled walls, heated towel rail,

### FEATURE FAMILY BATHROOM

A stunning bathroom refitted with a four piece suite comprising panel bath with chrome mixer shower tap, walk-in shower enclosure with drencher shower head and an additional shower head and hose, there is glass screening and drying area, low flush WC and a vanity unit surmounted by a wash hand basin with storage under and chrome mixer tap over, heated towel rail.

### UTILITY ROOM

The utility room has worksurfaces with plumbing for washing machine, space for tumble dryer, combination gas fed boiler, built-in cupboard.

### OUTSIDE

The property occupies a stunning plot with double gated access to a driveway proving ample off road car standing, the grounds surround the Meadway and are laid mainly to lawn with mature plants, shrubs and variety of trees. There are steps leading to an outdoor kitchen area with wood slat shelving and canopy and a pergola seating area to the composite decking and block paved patio. To the rear of the property there is a private breakfast patio and hot tub area. There is timber built workshop and a green house set to a brick built base.

'Meadway', Groby Road, Glenfield, Leicestershire, LE3 8GN

Sinclair



'Meadway', Groby Road, Glenfield, Leicestershire, LE3 8GN



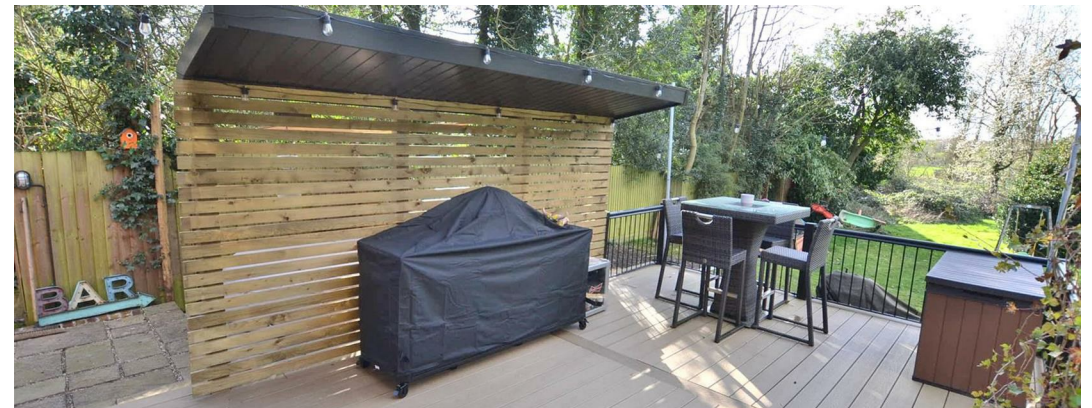
'Meadway', Groby Road, Glenfield, Leicestershire, LE3 8GN



'Meadway', Groby Road, Glenfield, Leicestershire, LE3 8GN



'Meadway', Groby Road, Glenfield, Leicestershire, LE3 8GN




'Meadway', Groby Road, Glenfield, Leicestershire, LE3 8GN





'Meadway', Groby Road, Glenfield, Leicestershire, LE3 8GN

## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>	<b>70</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

These particulars do not constitute any part of an offer or contract and although every effort is made to make them accurate, should not be relied upon as statements or representations of fact. Neither the vendor nor Sinclair has any authority to make or give any warranty whatsoever in relation to this property. Intending purchasers must satisfy themselves of the accuracy of all measurements and the function of all appliances and installations

### Fixture & Fittings

All fixtures and fittings as mentioned in the "For Sale" Particulars are included in the sale price.

### Special Note To Buyers

Sinclair Estate Agents have not tested any of the services or installations mentioned in these "For Sale" particulars and cannot provide any guarantee or warranty of their condition. Interested parties should make investigations to confirm the existence/condition of such services/installations to their own satisfaction.

\* Council Tax Band correct at the time of instruction. Taken from Directgov.uk

\*\* All distances have been taken from Google maps and must be taken as approximate.

### Photographs

Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property.

### Money Laundering

Under the protecting Against Money Laundering and then Proceeds of Crime Act 2002, we must point out that any successful purchasers who are proceeding with a purchase will be asked for identification i.e passport, driving licence etc and also for proof of current address i.e recent bill or bank statement. This evidence will be required prior to solicitors being instructed in the purchase or sale of a property.

### Tenure

We are advised by the vendor(s) that the premises are Freehold

# Sinclair

## Thinking of Selling?

For a free valuation of your property with no obligation  
call Sinclair on 01509 812777



Sinclair Estate Agents Ltd Registered Office: Eltham House, 6 Forest Road, Loughborough, Leicestershire. LE11 3NP.  
Registration Number: 5459388. Sinclair Estate Agents are members of the TPO scheme and subscribe to the TPO code of practice.

**Sinclair**

15 High Street, Sileby, Leicestershire, LE12 7RX

Tel: 01509 812777

Email: [sileby@sinclairestateagents.co.uk](mailto:sileby@sinclairestateagents.co.uk)