

## Glenfield Road, Western Park

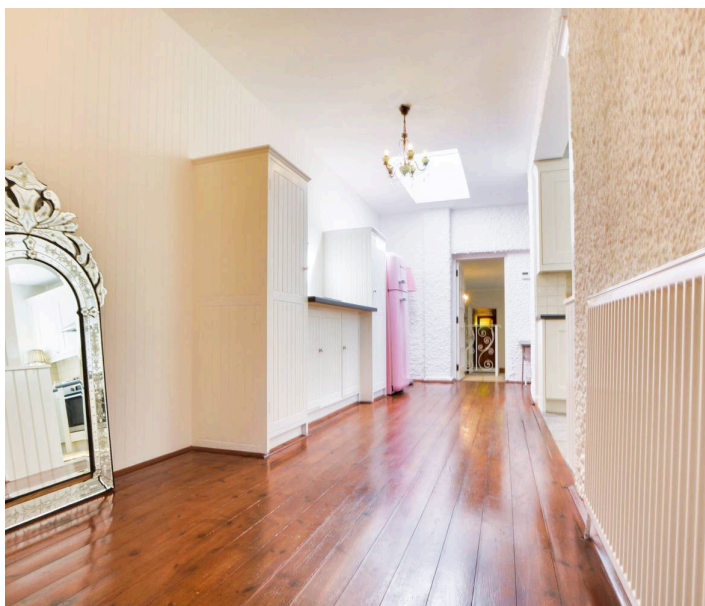
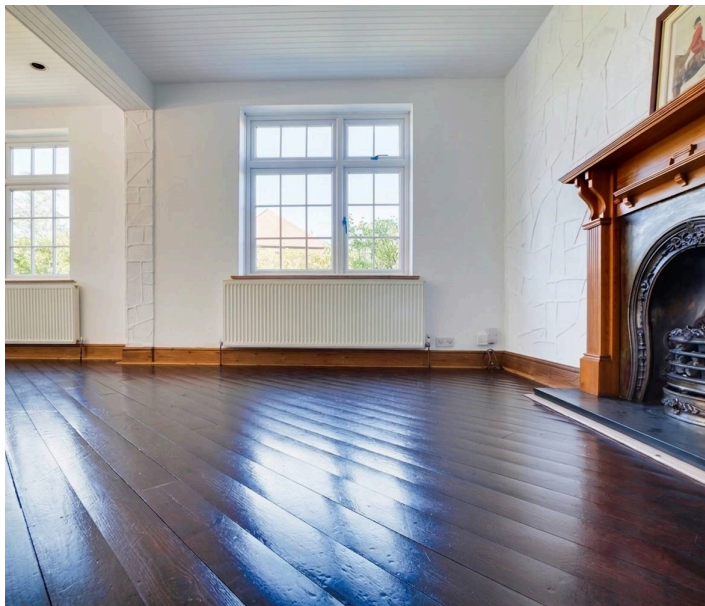
£495,000 Freehold

A spacious four-bedroom detached period home on a corner plot in Western Park, offering wrap-around gardens, a double garage, and versatile living space with links to the motorway and city centre.



0116 274 5544





#### **Porch**

Hardwood door leading into the hallway.

#### **Hallway**

Impressive stained wooden floor, natural light via double-glazed window to front elevation, built-in cupboard, and stairs to first floor.

#### **Reception Room One**

22' 1" x 12' 6" (6.74m x 3.80m)

(maximising to 4.23m). Light and airy, double-glazed windows to front and side, stained floor, spotlights, and a capped-off gas fire (could be reconnected).

#### **Breakfast Lobby**

22' 7" x 7' 1" (6.88m x 2.15m)

Features an overhead skylight, stained floor, and a base unit with roll-edge work surface that could serve as a breakfast bar. Access to the front garden.

#### **Kitchen**

9' 9" x 8' 9" (2.97m x 2.66m)

Double-glazed window to front, range of base/wall units, granite-effect work surfaces, enamel sink/drain, inset gas hob, and oven with extraction hood. Includes plumbing for the washing machine and spotlights.

#### **Reception Room Two**

22' 8" x 14' 9" (6.91m x 4.49m)

Chimney breast with capped-off gas fire, natural stone surround/hearth, three drop-down chandeliers, four radiators, and access to the garden and an additional lobby.



**Lobby Area**

Provides access to a downstairs WC, sauna, and shower.

**WC**

With a low-level WC and a wash hand basin.

**Sauna**

5' 6" x 4' 11" (1.67m x 1.49m)

Accommodating up to three people.

**Shower Room**

Located off the lobby with a shower head and screen.

**First Floor Landing**

**Bedroom One**

12' 9" x 10' 10" (3.88m x 3.30m)

Double-glazed window to side elevation, dado rail, and radiator.

**Bedroom Two**

13' 11" x 11' 0" (4.24m x 3.36m)

Double-glazed window to the side, dado rail, and radiator.

**Bedroom Three**

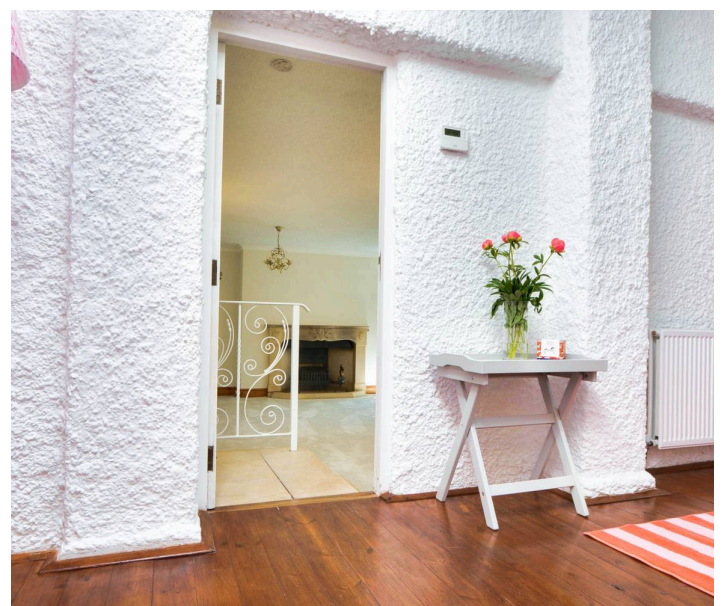
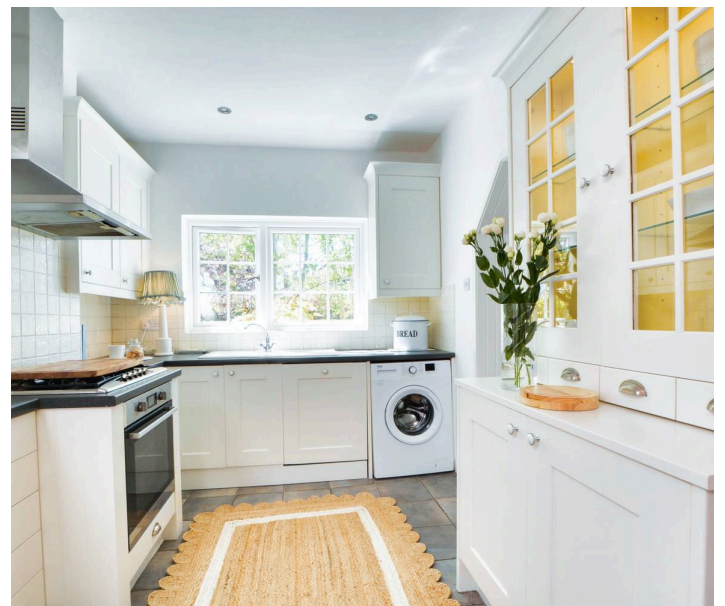
12' 8" x 7' 1" (3.85m x 2.17m)

Skylight window, additional double-glazed window and door to the side, and radiator.

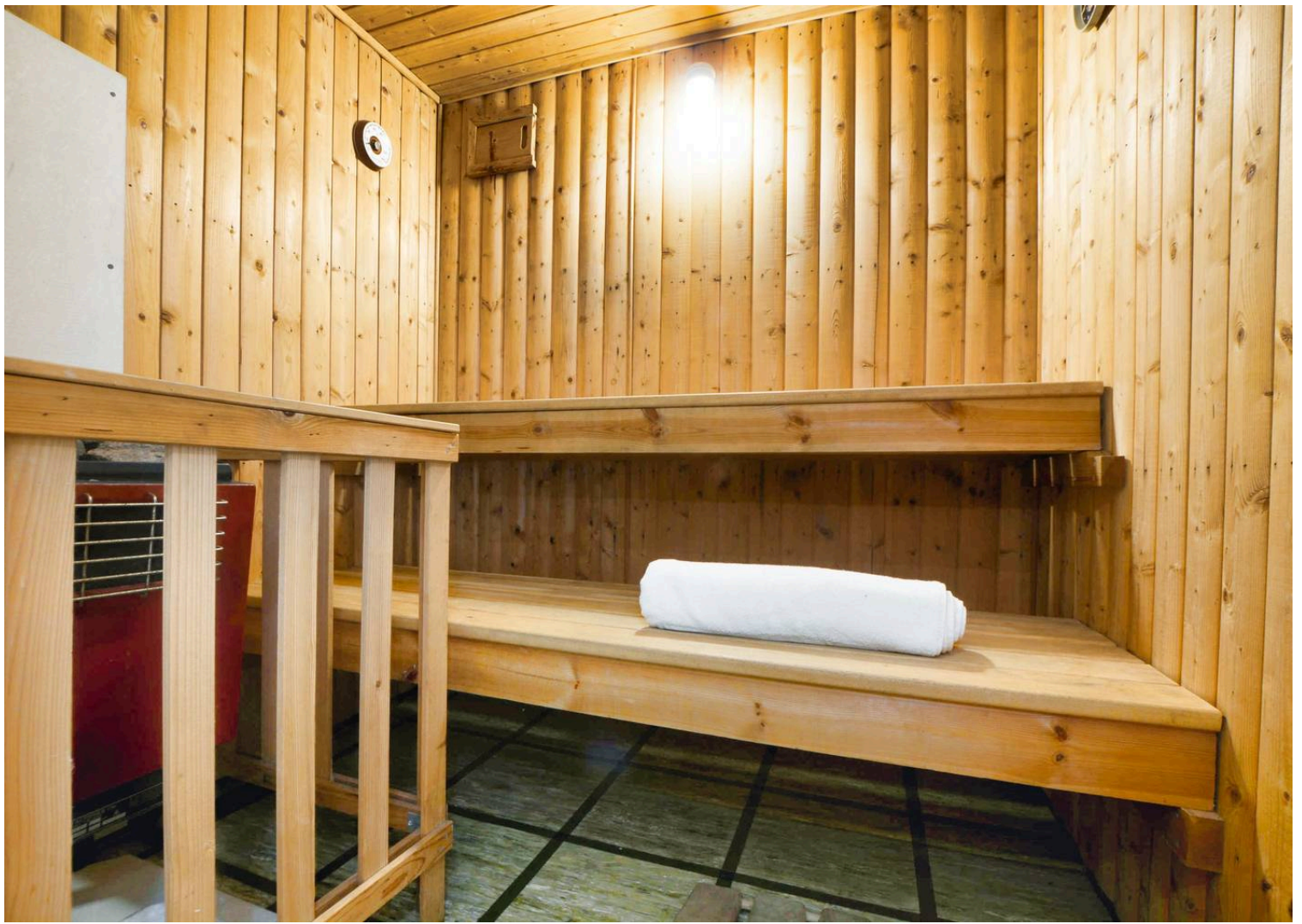
**Bedroom Four**

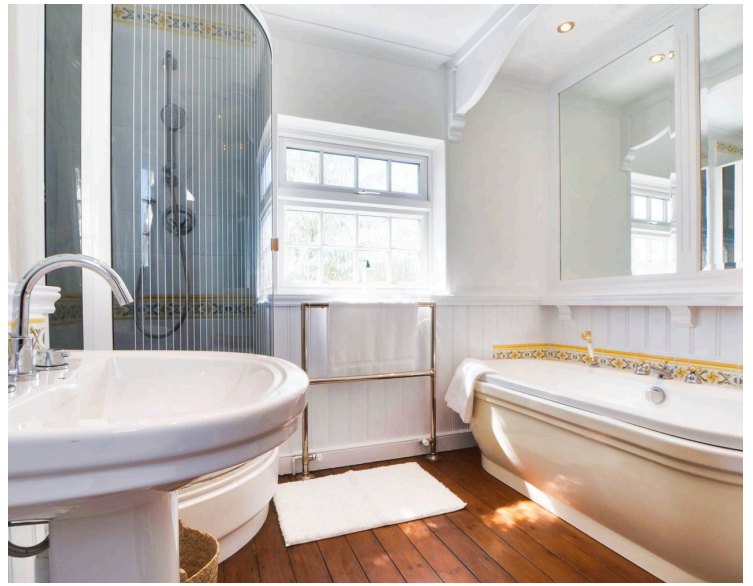
8' 10" x 7' 9" (2.68m x 2.35m)

Double-glazed window to the front and radiator.









### **Bathroom**

8' 10" x 8' 8" (2.70m x 2.65m)

Four-piece suite including bath, separate shower cubicle, low-level WC, wash hand basin, stained wooden floor, and heated chrome towel rail.

### **Front Garden**

Mature and established with a wraparound pathway and flower beds.

### **Rear Garden**

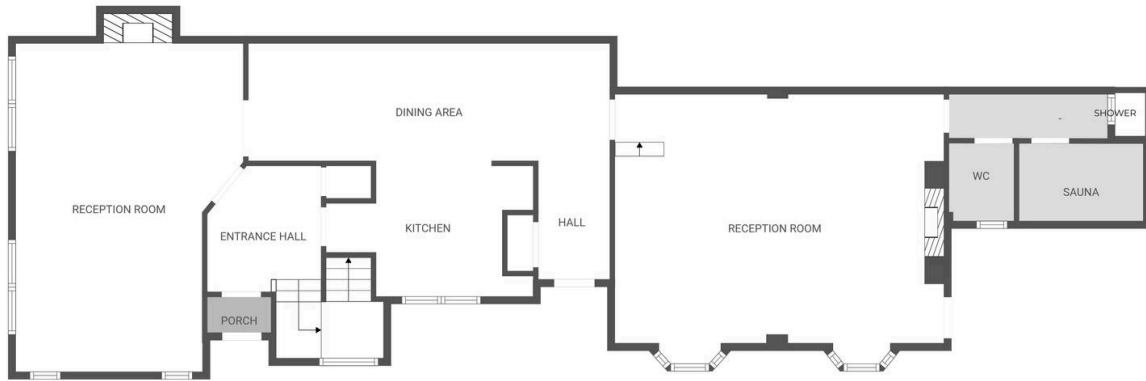
Two side gardens; left side features a well-maintained lawn; right side features a decked patio and gravelled/paved seating area.

### **Driveway**

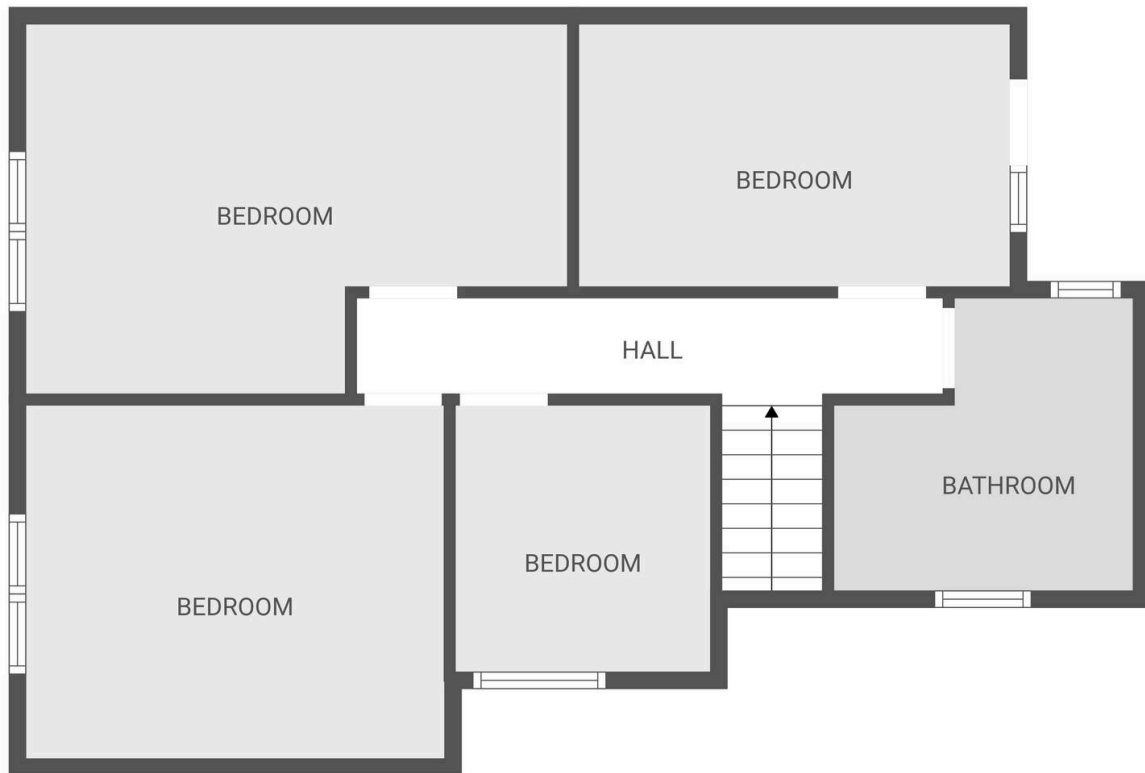
For one vehicle.

### **Double Garage**

Double garage with up-and-over door.



FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



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The property is well placed for amenities and services, including local schooling, University of Leicester, the Royal Infirmary and Leicester General hospitals, as well as shopping facilities along Narborough Road, the district of West End and Braunstone Gate. Rail links to London, Birmingham and Nottingham, regular bus routes running to and from Leicester City Centre and Fosse Retail Park are also within easy reach with motorway access close by including M1 & M69.

Council Tax band: E

Tenure: Freehold

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