James Sellicks

7 Drovers Close

GLENFIELD
LEICESTER
LE3 8AY

A beautifully presented, four bedroom, two bathroom detached family home with a deep rear garden, located in the popular suburb of Glenfield.

Entrance hall • sitting room • family room • dining kitchen • utility room • cloakroom • four bedrooms • two bathrooms • driveway • converted former garage • lawned rear garden • EPC – B

Location

Glenfield is located on the west of the city's peripheries and provides good access to the professional quarters and M1/M69 motorway networks via the A46 western bypass. The village itself offers good range of local amenities including the popular Hall County Primary School and is flanked by open countryside.

Accommodation

A canopy porch and wood and glazed door lead into a welcoming entrance hall with tiled flooring, housing the stairs to the first floor with a useful understairs storage cupboard beneath. The sitting room is beautifully presented, with a wood-panel feature wall and a bay window to the front, providing a bright and inviting space to relax.

The stunning open plan dining kitchen is well-equipped for modern family life, boasting an excellent range of white eye and base level units and drawers complemented by wood-effect preparation surfaces and under-unit downlighters. Integrated appliances include Zanussi fridge, freezer and dishwasher, and an Electrolux oven with gas hob and extractor unit over. The space has tiled flooring and spotlights throughout with French doors opening directly onto the garden, seamlessly connecting indoor and outdoor living.

Adjacent, a smart utility room offers further worktop and cupboard space, plumbing for a washing machine and tumble dryer, and doors to both the garden, and a convenient ground floor cloakroom. The converted garage provides a versatile space currently used as an office, with laminate flooring, spotlights, and a sink.

To the first floor, the landing is open and bright, with a storage airing cupboard. The master bedroom is a generous double with built-in wardrobes featuring internal lighting complemented by a wood-panel feature wall and an en-suite with a white three piece suite comprising a shower enclosure, enclosed WC and pedestal wash hand basin.

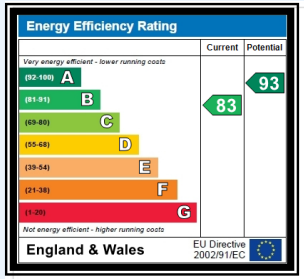
Bedroom two is also a spacious double with fitted wardrobes, while bedrooms three and four are comfortable doubles, each with a window to the rear. The family bathroom provides a panelled bath, an enclosed WC and a pedestal wash hand basin.

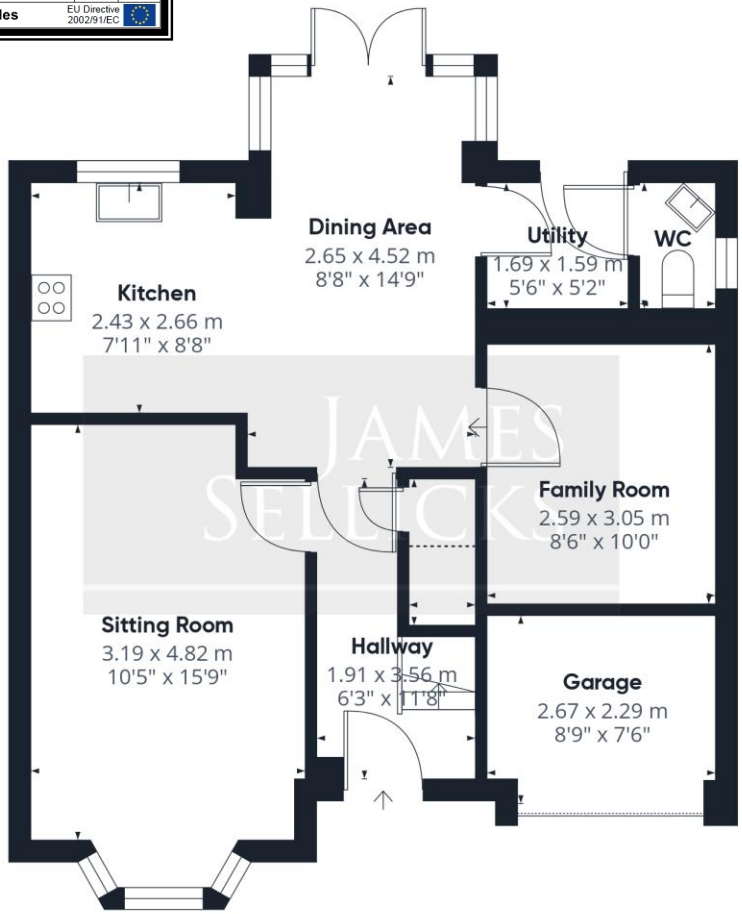
Outside

To the front of the property is a neat, lawned frontage and a tarmac driveway providing parking for two vehicles, an EV charging point and access to the former garage which has been thoughtfully partitioned, leaving the front section as a convenient storage pod. Gated side access leads to the deep rear garden, with a paved patio area, well-maintained lawn and a decked section providing additional entertaining space. Beyond the gated garden, the property enjoys an extended area backing onto beautiful woodlands, offering privacy and a lovely natural outlook.

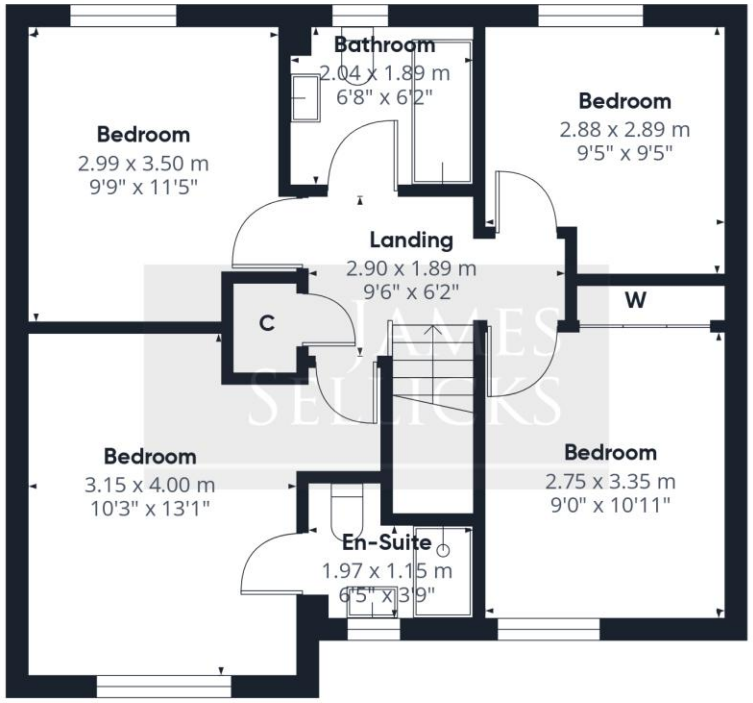
Tenure: Freehold.
Listed Status: None.
Conservation Area: None.
Local Authority: Blaby District Council, Tax Band: D
Services: Offered to the market with all mains services and gas-fired central heating.
Broadband delivered to the property: High speed Virgin.
Construction: Believed to be standard.
Wayleaves, Rights of Way & Covenants: None our Clients are aware of.
Flooding issues in the last 5 years: None our Clients are aware of.
Accessibility: Two-storey property, no specific accessibility modifications made.
Planning issues: None our Clients are aware of.

YEET





Floor 1



Floor 2

JAMES SELLICKS

Approximate total area(1)

112.3 m²

1209 ft²

Reduced headroom

0.6 m²

7 ft²

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Leicester Office
56 Granby Street
Leicester
LE1 1DH
0116 2854554
info@jamessellicks.com

Market Harborough Office
01858 410008

Oakham Office
01572 724437

jamessellicks.com

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Measures and Other Information
All measurements are approximate. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

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