



NO.26 FAIREFIELD CRESCENT, GLENFIELD, LEICESTERSHIRE

GUIDE PRICE: £750,000





Positioned along the leafy and highly desirable Fairfield Crescent in Glenfield, this impressive four-bedroom detached home sits on an exceptionally generous plot and delivers an outstanding balance of space, character and contemporary family living. Homes of this calibre rarely become available in this location, making it a compelling opportunity for discerning buyers seeking both lifestyle and convenience.



Approached via a wide block-paved driveway providing ample parking, the property enjoys excellent kerb appeal and benefits from a substantial double garage.

Inside, the home opens into a welcoming entrance hall with an elegant staircase rising to a striking galleried landing, immediately setting the tone for the spacious accommodation beyond. The heart of the home is the magnificent open-plan living kitchen with underfloor heating, thoughtfully designed for modern living and entertaining. Bespoke oak cabinetry, quartz worktops and a central island with breakfast bar are complemented by a range cooker and integrated appliances including wine fridge. Expansive sliding doors and a large roof lantern flood the space with natural light while seamlessly connecting the interior to the garden.

A cosy snug area with a log burner and oak mantel provides the perfect setting for relaxed evenings, while a second reception room to the front offers flexibility as an additional sitting room or potential ground floor bedroom.

Practicality has also been carefully considered, with a generous utility room that could easily form part of a future annexe arrangement if desired, alongside a shower room







and separate WC.

Upstairs, the galleried landing leads to four beautifully proportioned double bedrooms. The principal suite is particularly impressive, featuring a walk-in dressing room and a luxurious four-piece en-suite bathroom complete with freestanding bath and separate shower. Bedroom two enjoys vaulted ceilings, Parquet flooring, French doors opening to a Juliet balcony overlooking the garden, and its own contemporary en-suite. Two further double bedrooms are served by a stylish family shower room.

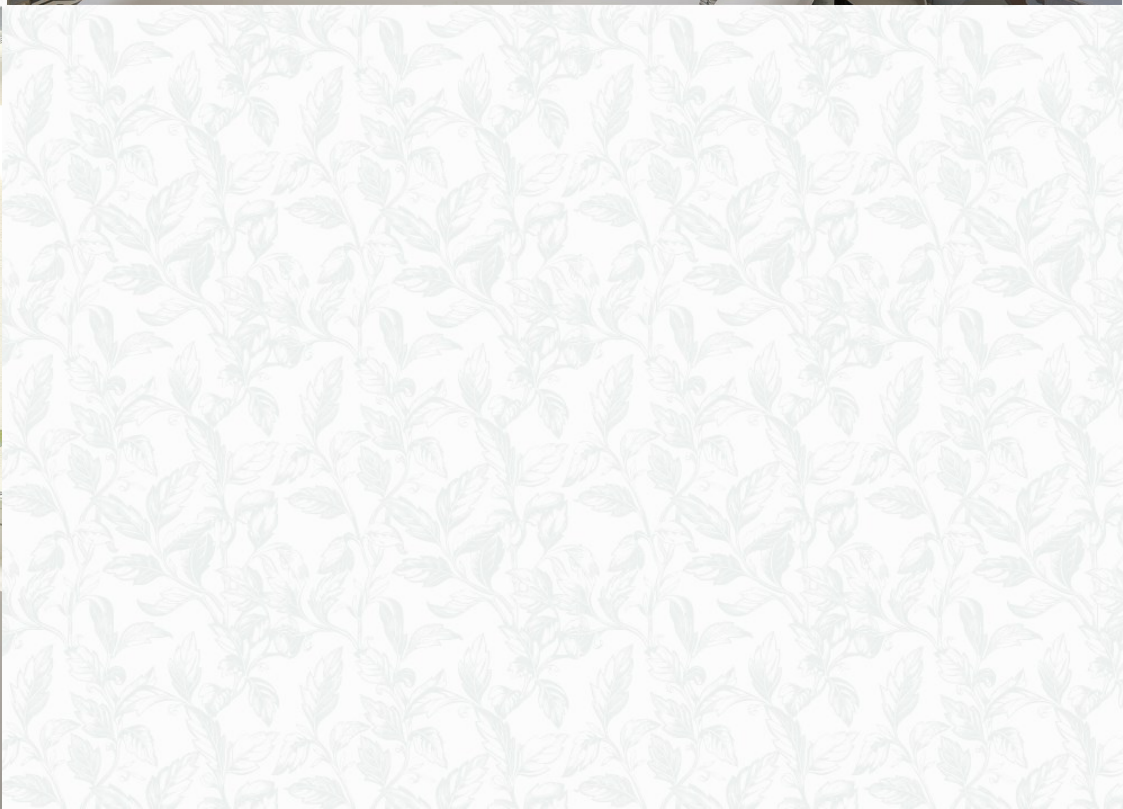
Externally, the expansive rear garden provides an ideal setting for outdoor living and family life. A porcelain-tiled terrace leads onto a large lawn framed by mature planting, while a charming summer house with electricity offers excellent versatility as a home office, studio or garden retreat.





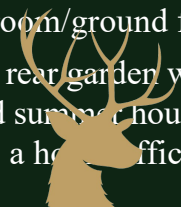






Key Features:

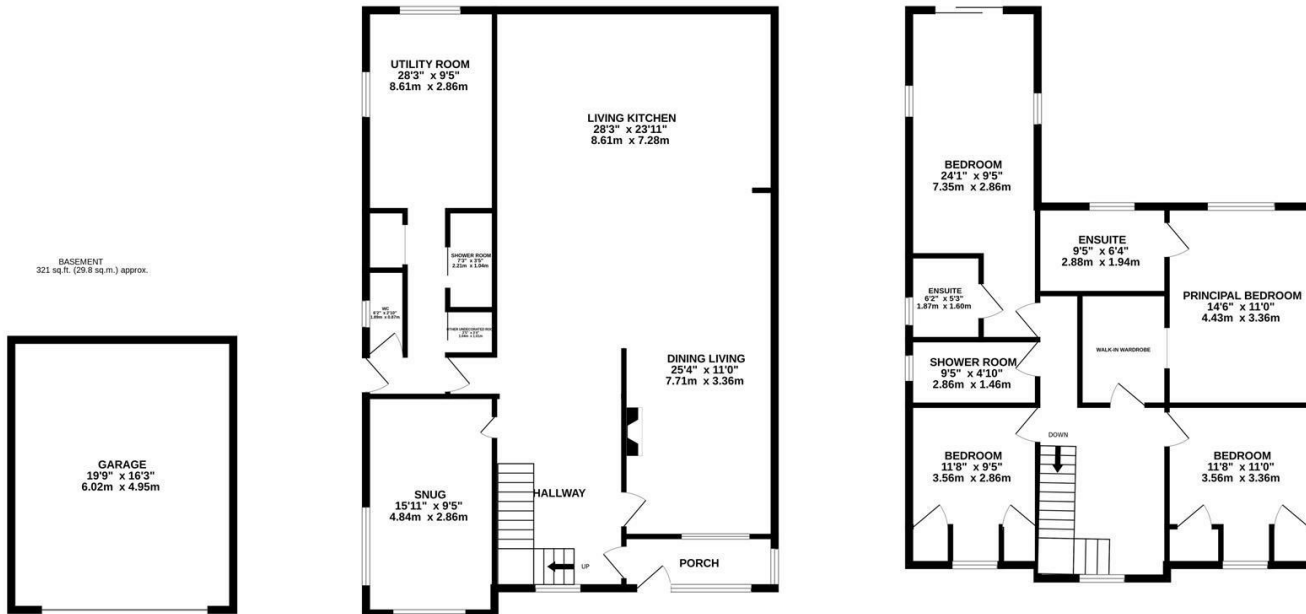
- Stunning open-plan living kitchen with bespoke oak cabinetry, quartz worktops, central island and roof lantern with sliding doors to the garden.
- Impressive entrance hall with galleried landing, creating a bright and elegant first impression.
- Four spacious double bedrooms, including a luxurious principal suite with dressing room and en-suite.
- Bedroom two with vaulted ceiling, Juliet balcony and en-suite, overlooking the rear garden.
- Versatile living space including a cosy snug with log burner and additional reception room/ground floor bedroom.
- Generous rear garden with porcelain terrace and summer house with power, ideal as a home office or studio.



REZIDE

GROUND FLOOR
1275 sq.ft. (118.5 sq.m.) approx.

1ST FLOOR
927 sq.ft. (86.2 sq.m.) approx.



TOTAL FLOOR AREA: 2523 sq.ft. (234.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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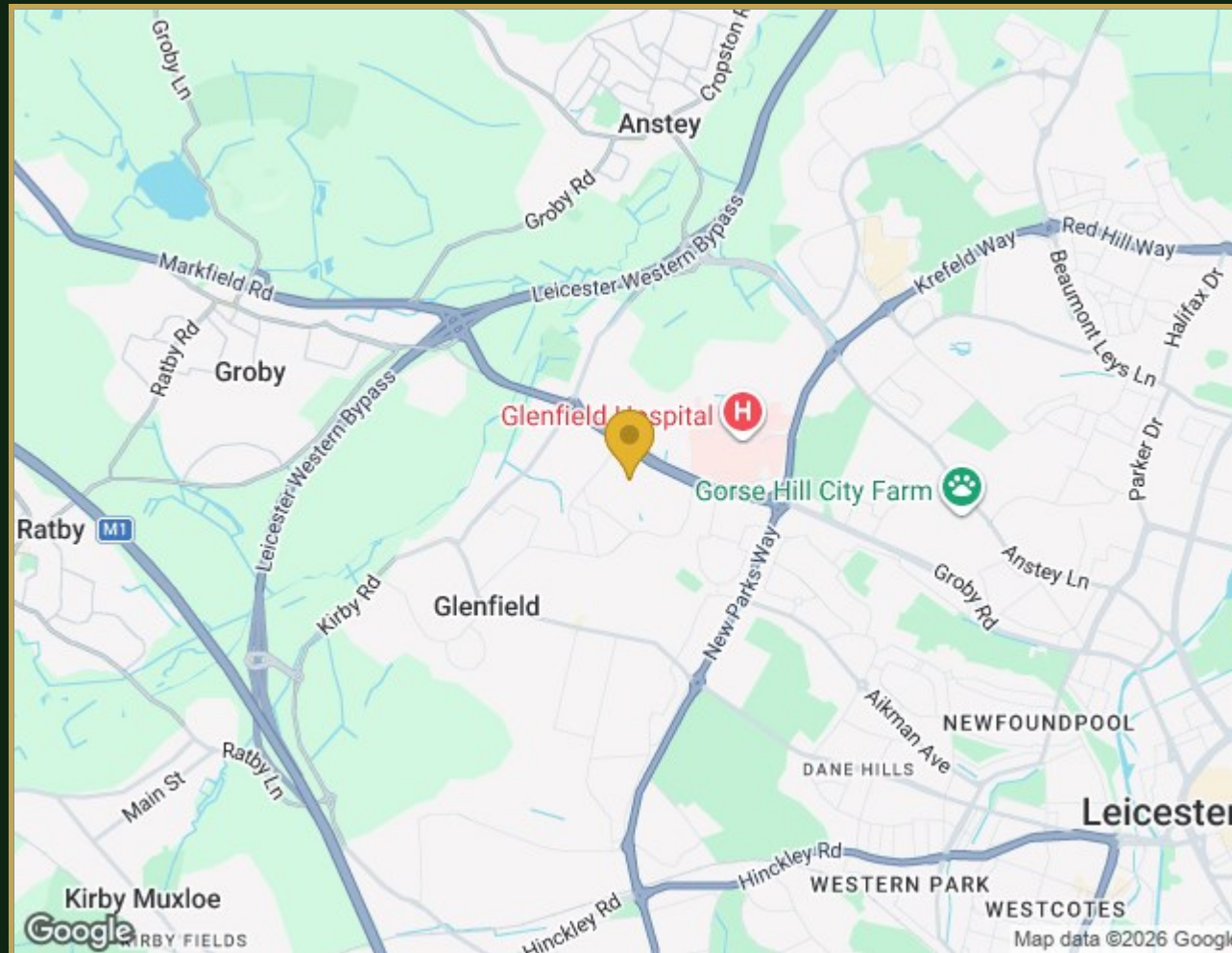
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2523.00 sq ft

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales	EU Directive 2002/91/EC	61	England & Wales
			EU Directive 2002/91/EC

Property Location



26 Fairefield Crescent, Glenfield, LE3 8EH