

FREEHOLD



House - Semi-Detached (EPC Rating: C)

Galleywood Drive, Leicester, LE4 0NH

PRICE:

£400,000



4 Bedroom House - Semi-Detached located in Leicester

***** FOUR BEDROOMS - EXTENDED - SEMI DETACHED - IDEAL FAMILY HOME *****

Seths Estate Agents are proud to present this exceptional four-bedroom semi-detached home on Galleywood Drive, thoughtfully extended and finished to a premium specification throughout. Offering a wrap-around ground floor extension, zoned wet underfloor heating, high-end integrated appliances and a beautifully landscaped south-facing garden, this home is perfectly suited to modern family and multi-generational living.

Upon entering, the quality of finish is immediately apparent. The ground floor benefits from porcelain tiled flooring with a zoned wet underfloor heating system throughout, creating both comfort and efficiency.

The front lounge features a bay window and bespoke 5-panel internal bifold doors, allowing the space to be opened seamlessly into the extended kitchen and dining area or closed for a more intimate setting.

The heart of the home is the impressive open-plan kitchen and dining space. Designed with both everyday living and entertaining in mind, it boasts granite worktops, extensive cabinetry with feature lighting, and a comprehensive range of integrated appliances including NEFF and CDA appliances, an Elica extractor, warming drawer and multiple integrated fridge/freezers. A 6-panel bifold doors open fully onto the south-facing garden, complemented by Velux windows that flood the space with natural light.

A versatile ground floor bedroom with private ensuite provides ideal accommodation for guests, independent family members or home working. The ensuite features quality fittings including a 10kW shower and contemporary tiling.

Upstairs, three well-proportioned bedrooms are served by a stylish family bathroom finished with quartz tiling, modern sanitaryware and high-spec fittings.

Externally, the property offers off-road parking to the front. To the rear is a generous south-facing garden, thoughtfully arranged with decked entertaining space and pergola seating

GROUND FLOOR

PORCH

A welcoming entrance finished with porcelain tiled flooring, accessed via UPVC double-glazed doors. Double-glazed side windows provide natural light, and a UPVC door leads into the main hallway.

ENTRANCE HALL

A spacious and impressive hallway featuring porcelain tiled flooring with wet underfloor heating and zoned thermostatic controls. The space provides access to the lounge, ground floor bedroom/reception room, and staircase to the first floor. The consumer unit and alarm control panel are neatly housed within.

GROUND FLOOR BEDROOM

10'8" x 7'6"

A versatile room currently used as a bedroom, finished to the

same high standard and benefiting from underfloor heating and a front-facing double-glazed window. This room provides direct access to an ensuite and is ideal for multi-generational living, guest accommodation, or a private workspace.

ENSUITE

7'5" x 3'11"

Stylishly appointed with quartz tiled walls and high-quality fittings. Comprising a vanity unit with wash hand basin, WC, and a shower enclosure featuring a powerful 10kW electric shower with rainfall function. Underfloor heating continues into this space.

LOUNGE

19'3" x 12'6"

A beautifully presented reception room benefiting from underfloor heating and a double-glazed bay window to the front aspect. A useful under-stairs storage cupboard is



located here.

Striking internal 5-panel bifold doors open seamlessly into the extended kitchen and dining area, allowing the space to be opened for entertaining or closed for a more intimate setting.

KITCHEN AND DINER

23'1" x 15'7"

The true centrepiece of the home — thoughtfully extended and finished to a premium specification.

6-panel bifold doors open fully onto the south-facing garden, creating a superb indoor-outdoor flow. Three Velux windows further enhance the natural light.

The kitchen is fitted with granite worktops and high-quality cabinetry, complemented by integrated NEFF and CDA appliances, including oven, grill, microwave, warming drawer, dishwasher, washer/dryer, and two integrated fridge freezers. A recessed composite sink and an Elica extractor sit above the integrated gas hob within a granite-topped island.

Accent lighting to the cabinetry and plinths, together with spotlighting throughout, adds to the contemporary finish. The entire space benefits from a wet underfloor heating system with zoned controls.

FIRST FLOOR

LANDING

8'5" x 5'9"

Carpeted and bright, with a side-facing double-glazed window and loft access. Provides access to all first-floor rooms.

BEDROOM ONE

11'9" x 8'5"

Well-proportioned double bedroom with front-facing double-glazed window and radiator.

BEDROOM TWO

11'8" x 8'11"

Double bedroom with carpeted flooring and radiator.

BEDROOM THREE

8'11" x 6'8"

Carpeted bedroom with radiator and front-facing double-glazed window.

BATHROOM

6'4" x 5'4"

Finished to an excellent standard with quartz tiled flooring and porcelain tiled walls. Comprising a vanity unit with wash hand basin, WC, heated towel radiator, and a contemporary



shower enclosure with mixer valve and overhead rainfall attachment.

OUTSIDE

A well-designed outdoor space featuring a decked patio area, ideal for entertaining, enclosed by a wooden fenced perimeter. The garden also benefits from a wooden-built shed, also an additional smaller shed integrated seating area with pergola, and external electric points.

FREEHOLD

COUNCIL TAX BAND - B

ADDITIONAL INFORMATION

Tenure: Freehold

EPC rating: C

Council Tax Band: B

Council Tax Rate: £1,872.67

Mains Gas: Yes

Mains Electricity: Yes

Mains Water: Yes

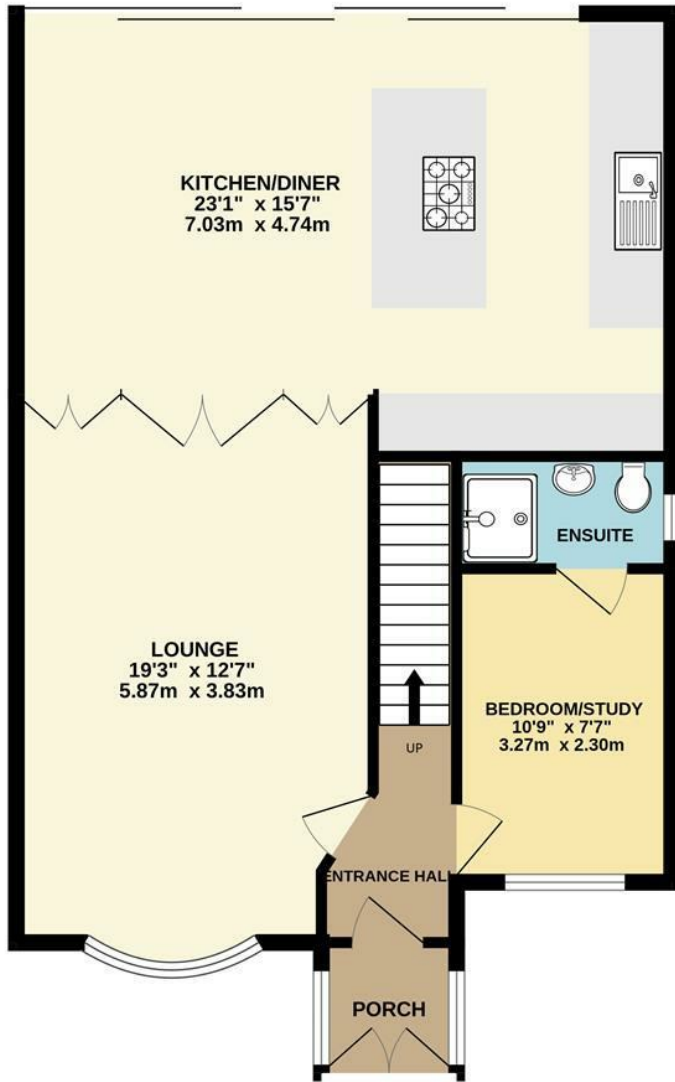
Mains Drainage: Yes

Broadband availability: Full Fibre Broadband

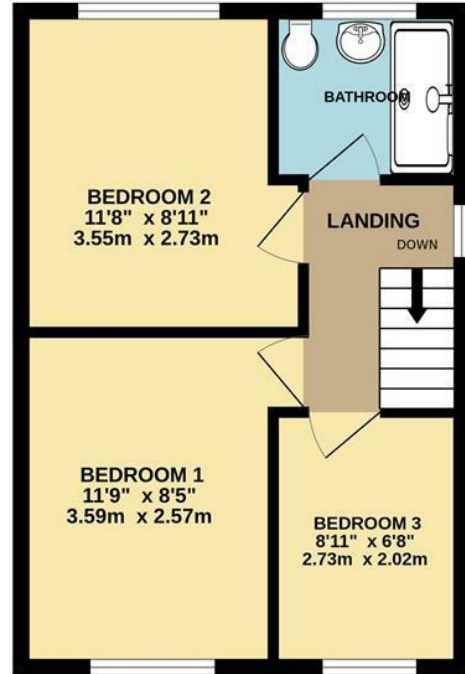




GROUND FLOOR



1ST FLOOR

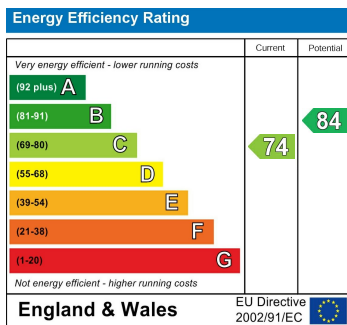


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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Council Tax Band

B

Energy Performance Graph



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