

JAMES
SELLICKS

28 LEDWELL DRIVE

GLENFIELD
LEICESTER
LE3 8BG

GUIDE PRICE £325,000



A beautifully presented and thoughtfully extended three bedroom semi-detached family home occupying a particularly generous plot, with superb landscaped gardens and stylishly appointed accommodation throughout.

The property has been lovingly improved by the current owners, creating a wonderful home perfectly suited to modern family living, and an internal inspection is strongly recommended.

Entrance hall • front sitting room • open plan dining kitchen • rear garden room/dining area • three well proportioned bedrooms • shower room • driveway • single garage • carport • deep rear gardens • summerhouse • EPC - C

Location

Glenfield lies approximately three miles from Leicester city centre and provides convenient access to the M1/M69 motorway networks and associated Fosse Retail Park via the A46 Western bypass.

The village itself offers a wide range of local amenities including shopping facilities, pubs and restaurants and is surrounded by some of Leicester's most attractive countryside, with Bradgate Park being only a short distance away.

Accommodation

An entrance hall houses the stairs to the first floor with understairs storage beneath. The comfortable front sitting room has a bay window and features a contemporary raised electric fireplace inset into the chimneybreast.

An impressive open plan dining kitchen has a window overlooking the garden and boasts a fantastic range of white, urban gloss eye and base level units and drawers complemented by wooden preparation surfaces with composite sink and mixer tap and grey tile effect laminate flooring. Integrated appliances including a dishwasher, electric oven and a four ring induction hob with extractor unit over. There is a useful pantry/utility cupboard with plumbing for a washing machine and a side door to the garden.

To the rear is a superb, spacious and bright garden room with laminate flooring and a Velux rooflight, with French doors opening onto the garden, creating an excellent entertaining and family space.

To the first floor a landing with a window to the side gives access to three well-proportioned bedrooms including the master, a lovely space with a bay window to the front. A stylish, contemporary shower room completes the accommodation, fitted with a contemporary white suite comprising an enclosed WC, a vanity wash hand basin with storage beneath, mirror and light above and a large, walk-in shower enclosure with fixed drench and flexible shower heads. The room has an opaque glazed window, a heated towel rail, tiled walls and laminate flooring.







Outside

The property is set back behind a tarmac driveway providing ample off road parking, an EV charger and access to a single garage and covered carport.

To the rear are particularly deep and beautifully maintained lawned gardens, complemented by a substantial timber summerhouse complete with wood laminate effect flooring and WC facilities. A high quality pergola with slatted roof and retractable side panels stands over a patio, providing an excellent outdoor entertaining area.

Tenure: Freehold.

Listed Status: None.

Conservation Area: None.

Local Authority: Blaby District Council

Tax Band: C

Services: Offered to the market with all mains services and gas-fired central heating.

Broadband delivered to the property: Cable, 100mbps.

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.

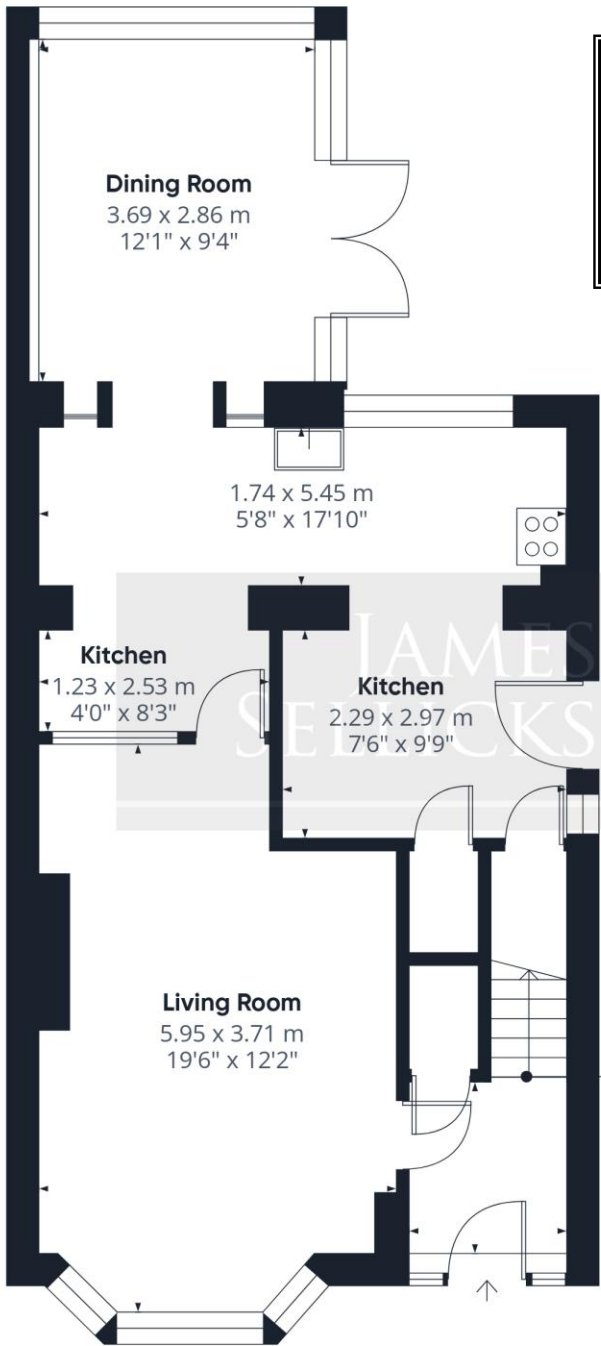
Planning issues: None our Clients are aware of.

Accessibility: No specific accessibility modifications made.

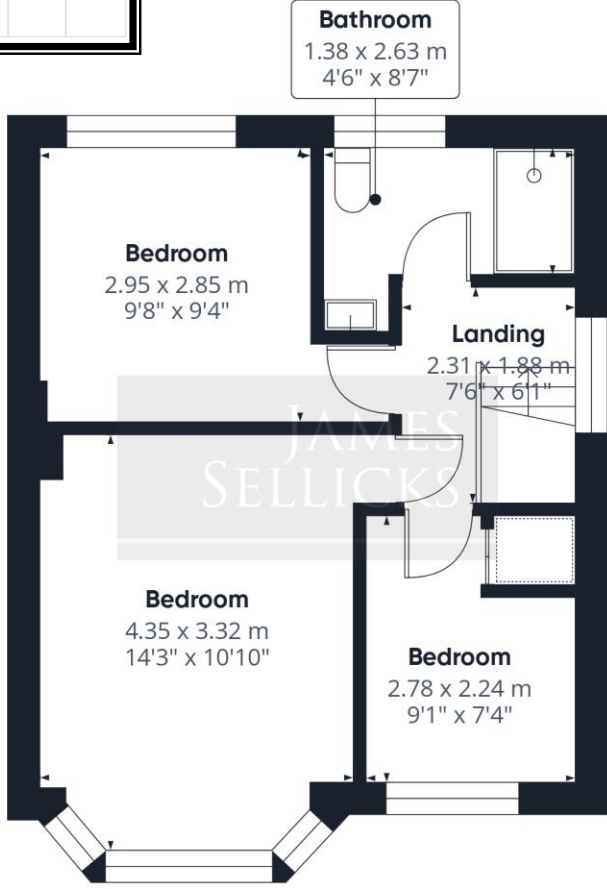








Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Floor 2

Approximate total area⁽¹⁾
95.7 m²
1030 ft²

(1) Excluding balconies and terraces

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



Floor 1

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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.

