



**Connells**

Utah Close  
Glenfield Leicester



## Property Description

Beautiful Home in a Quiet Cul-de-Sac

Nestled in a peaceful cul-de-sac in the ever-popular village of Glenfield, this beautifully presented home offers a perfect blend of comfort, practicality, and modern living. With excellent local amenities, green spaces, and superb transport links on the doorstep, it's an ideal choice for families, first-time buyers, or anyone seeking a well-connected yet tranquil location.

Glenfield is a highly sought-after village known for its community feel, excellent schools, and easy access to Leicester. Local shops, parks, and walking routes are all within easy reach, while major road links make commuting simple.

The home welcomes you with a light-filled entrance area leading into a generous lounge, perfect for everyday living. The modern kitchen offers plenty of storage and overlooks the rear garden, creating a lovely connection between indoor and outdoor spaces.

Upstairs, the bedrooms are well sized and thoughtfully laid out, making the property feel balanced and comfortable. The bathroom is finished in a clean, contemporary style.

The private rear garden provides a peaceful retreat with space for outdoor dining, play, or gardening. To the front, the property benefits from its own driveway, offering convenient off-road parking and garage.

Early viewing is strongly recommended to appreciate everything it has to offer

## Entrance Porch

## Entrance Hall

The property opens into a welcoming entrance hall offering a bright and tidy first impression, stairs rise to the first floor, creating a practical and well-organised entry point to the property

## Lounge

The lounge is a bright and inviting space, offering a comfortable setting for everyday living. A large front-facing window allows plenty of natural light to fill the room, enhancing the sense of openness. The layout provides ample room for both seating and media furniture, making it ideal for relaxing or entertaining. Finished in neutral décor, the lounge offers a clean, modern backdrop that's easy to personalise.

## Lounge/Kitchen/Dining Room

This impressive open-plan lounge, kitchen and dining area forms the heart of the home, offering a bright and versatile space perfect for modern living. The lounge section provides a comfortable area for relaxing, with plenty of natural light enhancing the sense of openness. The kitchen is fitted with contemporary units, generous worktop space and room for appliances, creating a practical and stylish cooking environment. Adjacent to this, the dining area offers ample space for a family table, making it ideal for everyday

meals or entertaining guests. The seamless layout allows the whole space to flow beautifully, giving the room a sociable and welcoming feel.

### Utility Room

A highly practical extension to the main kitchen space, designed to keep household tasks neatly tucked away. It provides dedicated space for laundry appliances, along with additional worktop and storage options to help maintain an organised home.

### First Floor Landing

#### Bedroom One

A generous and well-presented double room, offering a calm and comfortable retreat within the home. A large window allows natural light to fill the space, creating a bright and airy atmosphere throughout the day. The room provides ample space for a double bed and additional furnishings

#### En-Suite

The en-suite offers a stylish and convenient private bathroom space, finished to a modern standard. It features a sleek shower enclosure, contemporary wash basin and low-level WC, all set against clean, neutral décor.

#### Bedroom Two

A well-proportioned and versatile room, ideal as a comfortable second bedroom, guest room or home office. A good-sized window brings in plenty of natural light, giving the space a bright and welcoming feel.

#### Bedroom Three

A bright and practical room, ideal as a child's bedroom, nursery or dedicated home office.

The space benefits from a well-placed window that brings in plenty of natural light, creating a pleasant and airy feel. Its versatile layout allows for flexible use, while the neutral décor provides a clean backdrop ready for personal touches.

#### Bedroom Four

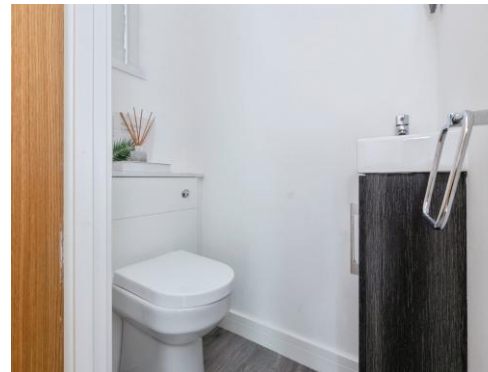
A compact yet versatile room, ideal for use as a child's bedroom, nursery, dressing room. A well-placed window brings in natural light, giving the space a bright and pleasant feel.

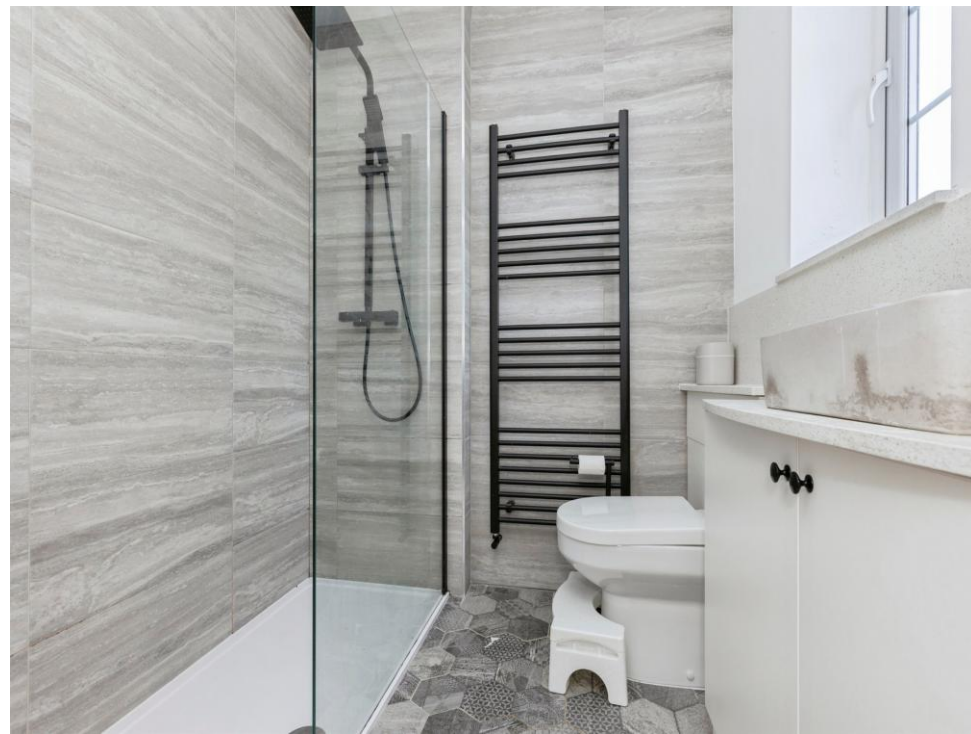
#### Bathroom

The bathroom is finished in a clean and modern style, offering a bright and relaxing space for everyday use. It features a contemporary suite comprising a panelled bath with shower over, a sleek wash basin and a low-level WC. Neutral tiling and finishes create a fresh, easy-to-maintain environment, while the well-placed window provides natural light and ventilation. Overall, it's a practical and well-presented room that complements the home's modern feel.

#### Outside

The property enjoys a pleasant position within a quiet cul-de-sac, with a neat frontage that includes a driveway providing convenient off-road parking and a single garage. To the rear, the home benefits from a private and enclosed garden, offering an ideal space for outdoor dining, children's play or simple relaxation. The garden is easy to maintain and provides a peaceful setting with good levels of privacy, making it a great extension of the living space.

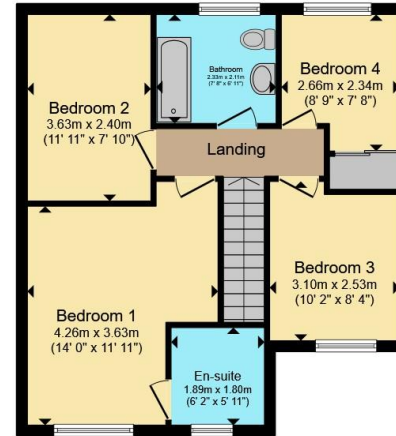








**Ground Floor**



**First Floor**

Total floor area 137.6 m<sup>2</sup> (1,481 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

**Connells**

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EPC Rating: C Council Tax  
Band: D

Tenure: Freehold

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