



**95 Leicester Road, Glenfield**

Offers in Region of **£350,000**





# 95 Leicester Road

Glenfield, Leicester

**\*\* CALL TO ARRANGE A VIEWING \*\*** Being offered with  
**NO ONWARD CHAIN \*\*** DETACHED two bedroom  
house **\*\* BRILLIANT** sized frontage, **SOUTHERLY** aspect  
facing **\*\*** Located in the **GLENFIELD** area of **LEICESTER**  
**\*\***

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- A distinctive and charming two bedroom detached house
- The house sale is being offered with no onward chain
- Living accommodation is situated on the first floor
- Exceptional sized, characterful landscaped front garden also benefitting from gated ample off road parking
- Excellent sized integral garage (located on the ground floor) offering versatility and potential (subject to planning consent and building regulations approval)
- First floor living accommodation accessed via the ground floor entrance area stairs
- Southerly aspect facing low maintenance rear garden
- Located in the sought after Glenfield area of Leicester



All measurements, floor areas, openings and orientations are approximate and for display purposes only.  
They should not be relied upon and do not form as any part of agreement.  
All parties must rely on their own inspections and no liability is taken for any error.

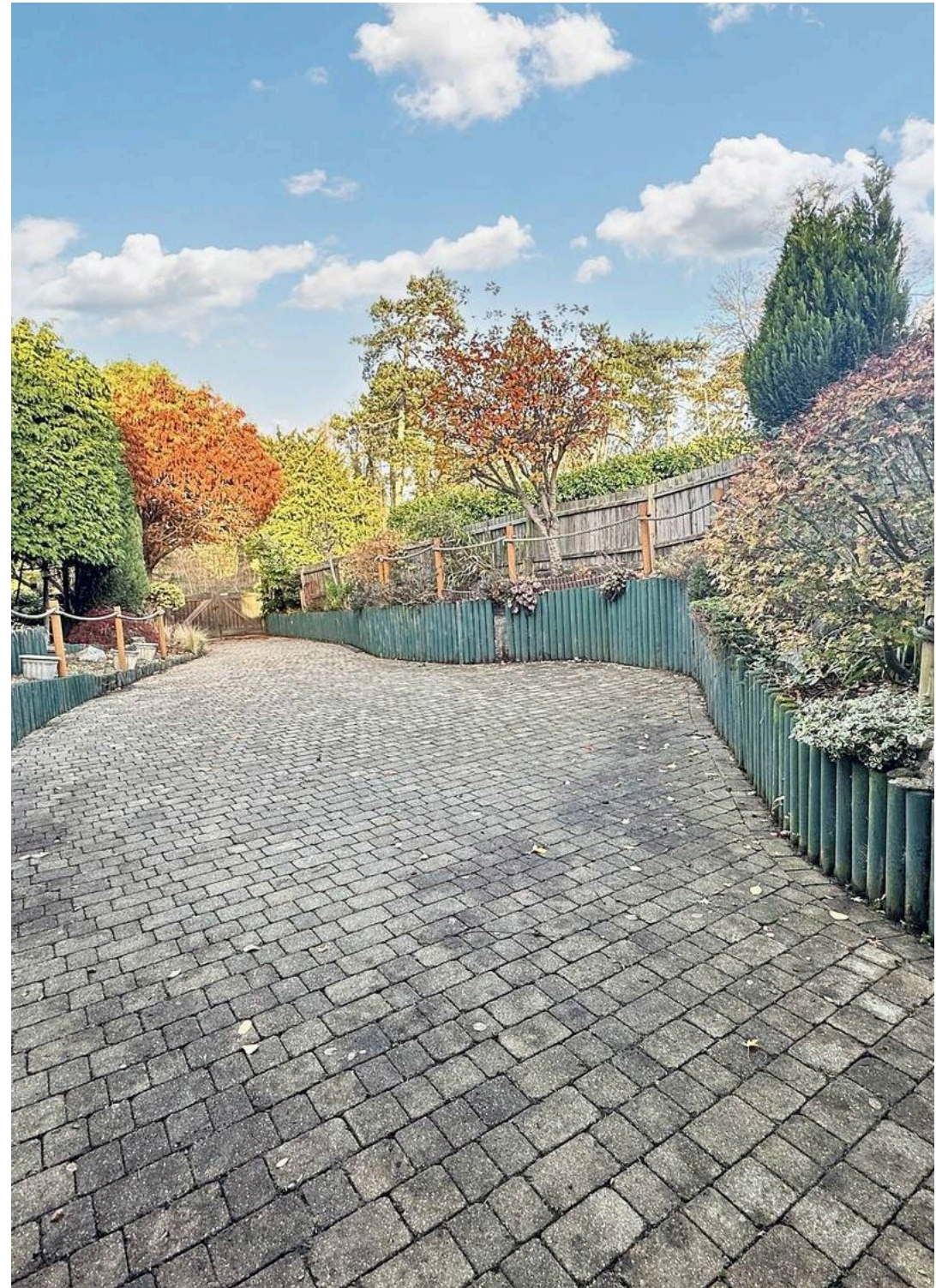
# 95 Leicester Road

Glenfield, Leicester

Situated in the sought-after Glenfield area, this distinctive and charming two bedroom detached house presents an exciting opportunity for those looking to create a bespoke wonderful home. Offered with no onward chain, this house boasts immense potential, brimming with possibilities for a buyer to put their own mark on it to truly make it their own. With its living accommodation cleverly situated on the first floor, this allows for a seamless flow and adaptable living space.

The stunning frontage exudes kerb appeal, featuring a lush landscape of trees, plants, and shrubs, offering a tranquil oasis from the urban bustle. Gated ample off-road parking provides convenience and peace of mind, while an excellent sized integral garage on the ground floor offers additional space and versatility to create your own personalised space, to utilize this area and fulfill your needs/ requirements. If this was of interest to you then planning consent and building regulations approval could be required, and we suggest you should check this. In brief the current accommodation consists of a bathroom, a brilliant sized kitchen/ breakfast room which could be fabulous for enjoying your daily meals, and a comfortable living room which gives you access to the rear garden.

Outside, the property continues to impress with a low maintenance rear garden boasting a southerly aspect facing, providing an ideal spot for relaxation or al fresco entertaining. The gated driveway ensures ample off-road parking, accommodating multiple vehicles with ease. Whether hosting guests or enjoying a quiet moment in the sunshine, the outdoor space offers a perfect balance of a good degree of privacy, and practicality. With its prime location, versatile layout, and potential for customisation, this detached residence presents a great opportunity to create a dream home in a desirable setting.





## GARDEN

### Driveway

4 Parking Spaces

Gated driveway with ample off road parking

### Garage

Single Garage

### Location

The area of Glenfield is a sought after location on the North West edge of the city and falls into the in the Blaby district of Leicester. Favorable amongst families and professionals, there is access to an array of amenities such as a co-op, doctors surgery, pharmacy, a variety of pubs, restaurants and a petrol station. The local schools in this area are Glenfield Primary, a nursery and The Hall County Primary however the locality provides many other schools across the educational age range; nursery, primary, secondary and including a private establishment offering boarding facilities. If you commute then the road links are superb from this area with links to the M1 which can be accessed at Junction 21A to the south of the village (southbound only), which makes Fosse Shopping Park accessible. The M1 North can be reached along the A50 towards Groby, Markfield and Coalville. The A46 leads around the north of Leicester, with access to Anstey and then the A6 to Loughborough. The A50 south will take to into the city of Leicester and Glenfield Hospital. The countryside is also only a short journey away with Bradgate Park and Groby Pools being a pleasant visit if you enjoy nature walks.

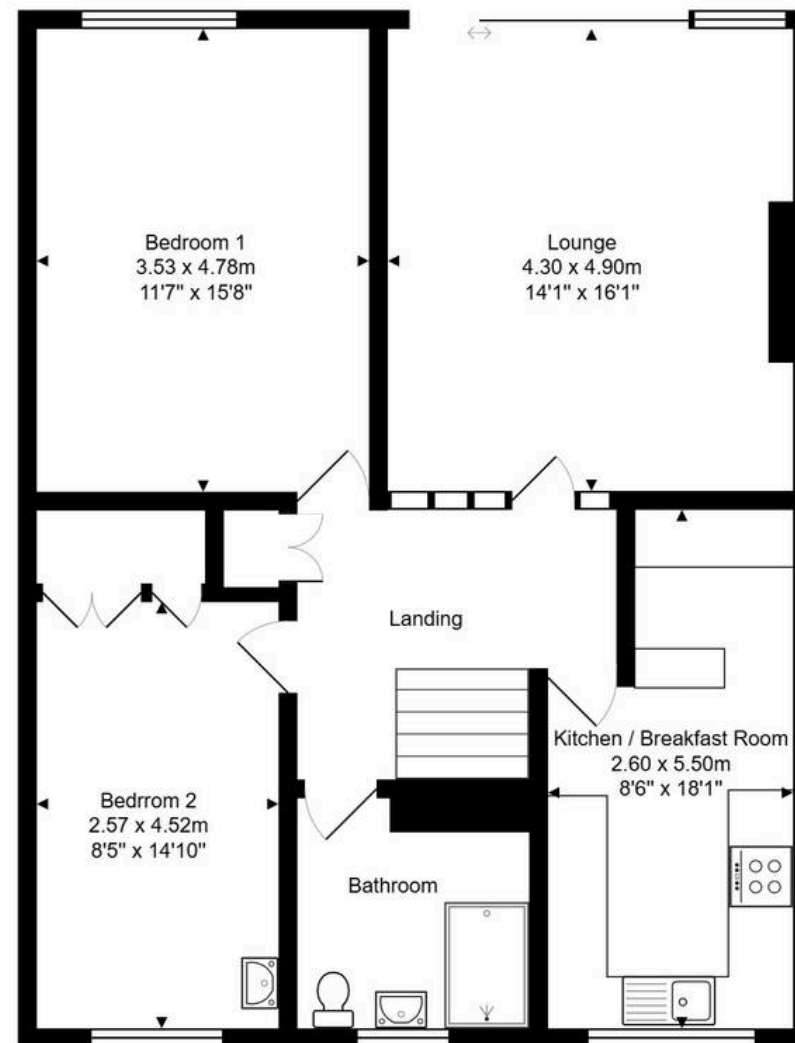
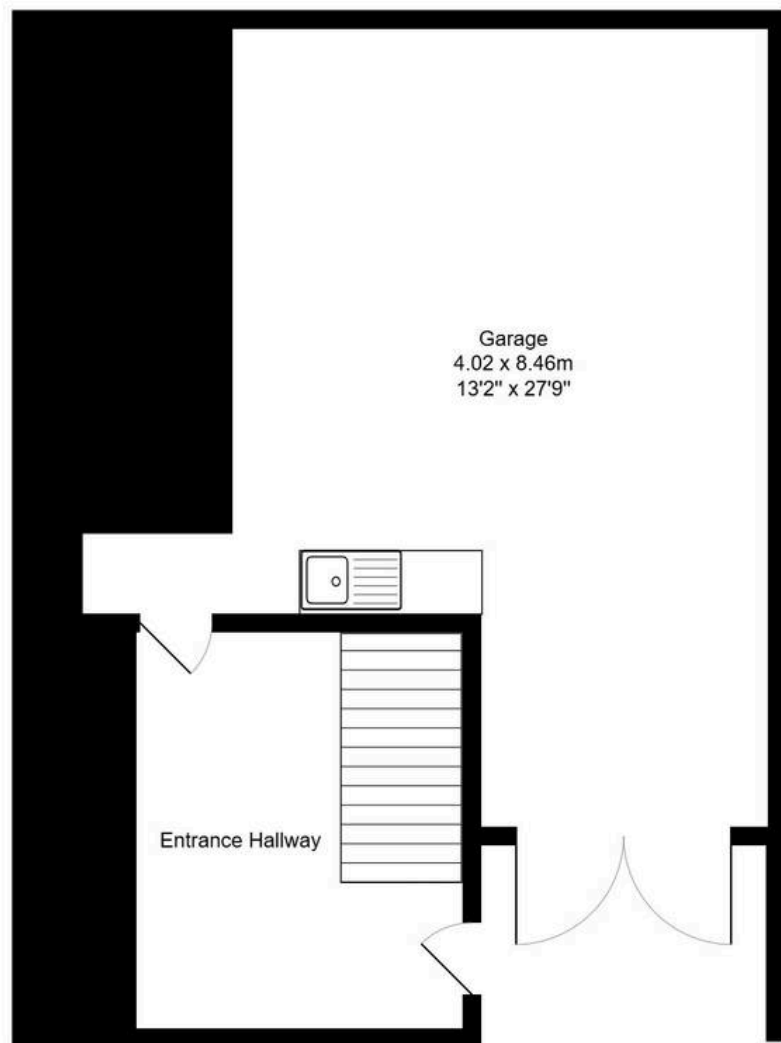












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