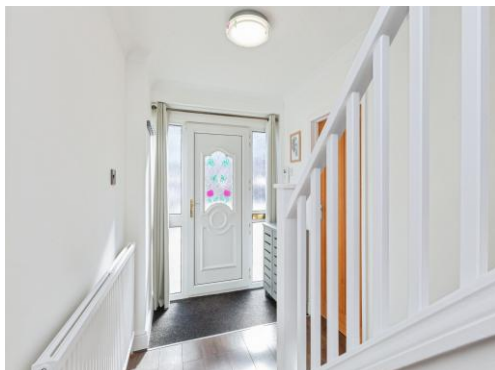




Connells

Loxley Road
Glenfield Leicester



Property Description

Connells are delighted to offer for sale this substantial four-bedroom semi-detached family home, occupying a desirable position within the popular village of Glenfield. Beautifully arranged over two floors, the property provides generous and versatile living accommodation, making it an ideal purchase for growing families seeking both space and convenience.

The ground floor comprises a welcoming entrance hall, three well-proportioned reception rooms offering flexibility for family living, dining and home working and a fitted kitchen/utility area. The multiple reception areas create excellent space for entertaining guests or adapting to modern family lifestyles.

To the first floor are four good-sized bedrooms, including a spacious principal bedroom benefiting from its own en-suite shower room. The remaining bedrooms are served by a modern family bathroom.

Externally, the property enjoys a private rear garden, ideal for outdoor relaxation and family activities, while off-road parking adds further practicality.

Situated close to a range of local amenities, reputable schools, shops, supermarkets and excellent transport links, this impressive home combines spacious accommodation with a highly sought-after location.

Hallway

Entrance hallway providing access to the ground floor accommodation, with stairs rising to the first floor

Lounge

Spacious and comfortable reception room with ample space for seating, creating an ideal area for relaxing and entertaining, log burner, radiator and large bay window to the front

Dining Room

Versatile reception room offering ample space for a family dining table and chairs, double glazed patio doors leading to the rear garden

Study/Playroom

Versatile reception room suitable for use as a home office, playroom, or additional sitting room, offering flexibility to suit a variety of family needs.

Kitchen/Utility Area

Fitted kitchen comprising a range of wall and base units with complementary work surfaces, inset sink and drainer, double glazed window overlooking the rear garden and part tiled walls, utility area is fitted with additional storage units and work surfaces, providing space for laundry appliances and direct access to the rear garden.

First Floor Landing

With access to loft

Bedroom One

Spacious principal bedroom with window to the front elevation and access to a private en-suite shower room.

En-Suite

Fitted with a family bathroom suite comprising a panelled bath with shower over, low level WC and wash hand basin

Bedroom Two

Generous double bedroom offering ample space for bedroom furniture and benefiting from plenty of natural light.

Bedroom Three

Well-proportioned bedroom offering space for a bed, wardrobe and additional furnishings. Ideal as a guest room or home office

Bedroom Four

Reasonable sized fourth bedroom having double glazed window and radiator. Offering flexibility for use as a nursery or study

Bathroom

Fitted with a three-piece suite comprising a bath with shower over, wash hand basin and

low-level WC. Obscure window to the side elevation and complementary wall tiling.

Outside

To the front of the property is a driveway providing off-road parking. To the rear is a private enclosed garden with patio seating area, offering an ideal space for outdoor entertaining, relaxing, and family activities.

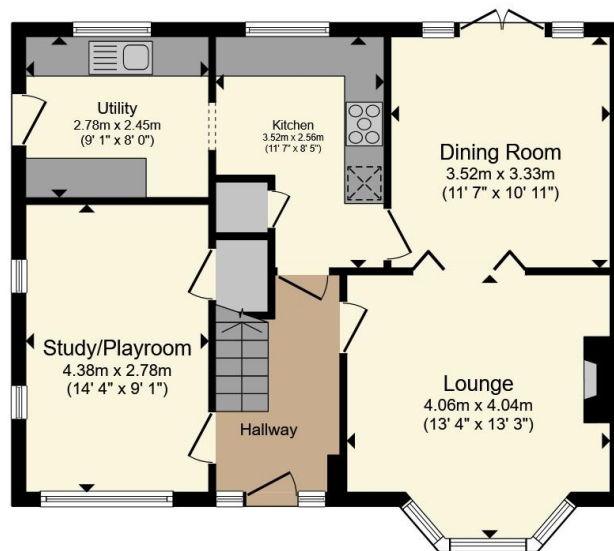
Buyer A.M.L. Fee

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

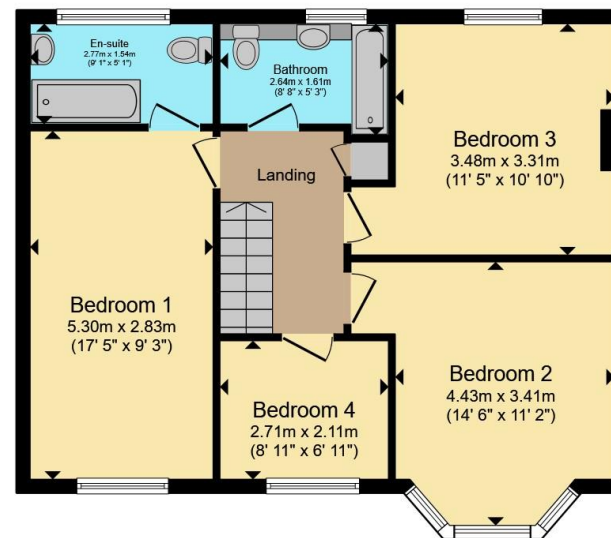








Ground Floor



First Floor

Total floor area 125.6 m² (1,352 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

Connells

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EPC Rating: B Council Tax
Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/LTR326552



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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