



JAMES
SELICKS

1 LEICESTER ROAD

GLENFIELD
LEICESTERSHIRE
LE3 8HE

GUIDE PRICE: £750,000

A handsome and substantial five bedroom, three bathroom detached family home located in this popular west Leicestershire village. Set behind a generous gravel driveway, the property offers excellent kerb appeal with its attractive red-brick façade, elegant bay windows, and varied rooflines that add character and charm, along with an abundance of period features including fireplaces, picture and dado rails.

This impressive residence combines classic proportions with a warm, welcoming feel.

Entrance hall • study • dining room • cinema room • sitting room • breakfast kitchen • utility room • garden room • master bedroom • en-suite • bedroom two • en-suite • three further bedrooms • bathroom • separate WC • driveway • mature lawned rear gardens • pond • greenhouse • EPC - D

Accommodation

The property is entered via a stained glazed front door into a charming hallway featuring marble tiled flooring. To the front of the house is a study with a bay window and laminate flooring creating a bright and practical workspace. A secondary hallway with underfloor heating houses a useful understairs storage and has a fitted mirror and decorative shelving. The dining room, also positioned at the front, benefits from a bay window, laminate flooring and an attractive open fireplace. A further reception room to the front offers flexible space for a family or cinema room, with laminate flooring, spotlights and a fitted cupboard.

To the rear, the spacious sitting room overlooks the garden and offers a welcoming space with laminate flooring, a log burner, decorative shelving, stained glazed feature windows and patio doors opening onto the garden. The breakfast kitchen is a high-quality, handmade installation by Moir Wade, fitted approximately eight years ago. It features Shaker-style units in a combination of light and dark grey, complemented by granite worktops. There are two additional storage cupboards, one housing the boiler and another corner cupboard with internal lighting. The kitchen is well-equipped with an excellent range of integrated appliances including a Bosch dishwasher, a CDA wine fridge, an LG American-style fridge-freezer and a Rangemaster oven with a six-ring hob and Elica extractor unit. A Butler's sink and secondary sink are both fitted with Franke taps. Further features include a wine rack, tiled flooring with underfloor heating and direct access to the garden. A utility room provides additional practicality, fitted with matching units, a Blomberg washing machine, further sink, Terracotta tiled flooring and access to a cloakroom with a Burlington sink and WC, tiled flooring and a door providing external access to the garden.

The spacious first floor landing is enhanced by a split staircase, partial wood wall panelling, and a striking stained glazed window. The principal bedroom is a generous double room with an excellent range of fitted wardrobes and it's own en-suite comprising a walk-in waterfall shower, WC, a wash hand basin with LED mirror, spotlights and tiled flooring with electric underfloor heating.

Bedroom two features a bay window to the front and has an adjoining door to the principal bedroom. Bedroom three is a double with three front-facing windows and its own en-suite, fitted with a double shower and a wash hand basin with storage. Bedroom four is another double, featuring a stained glazed window and a character fireplace. Bedroom five has a fitted wardrobe. The family bathroom provides a wood-panelled bath with a shower over, a wash hand basin and a separate WC.





Outside

The property is approached via a substantial stone driveway, providing off-road parking for multiple vehicles, and leading to the attractive front entrance. The rear garden is a beautifully mature and private space, with a patio area, raised sections, a pond with water feature, and a variety of established planting including a striking mature tree. A stone path leads to further seating areas and a greenhouse. There is also side access and additional storage areas, enhancing the practicality of the outdoor space.

Location

The village of Glenfield lies approximately four miles due west of Leicester City centre and offers a wide range of local shopping facilities, pubs and restaurants, is in the catchment area for several popular schools including The Hall primary which has a double outstanding Ofsted report, and provides good access to the M1 and M69 motorway networks and Fosse retail park by the A46 western bypass.

Tenure: Freehold. **Listed Status:** None. **Conservation Area:** None.

Local Authority: Blaby District Council, **Tax Band:** E

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

Broadband delivered to the property: Fibre, speed unknown.

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.

Accessibility: Two-storey property, no specific accessibility modifications made.

Planning issues: None our Clients are aware of.





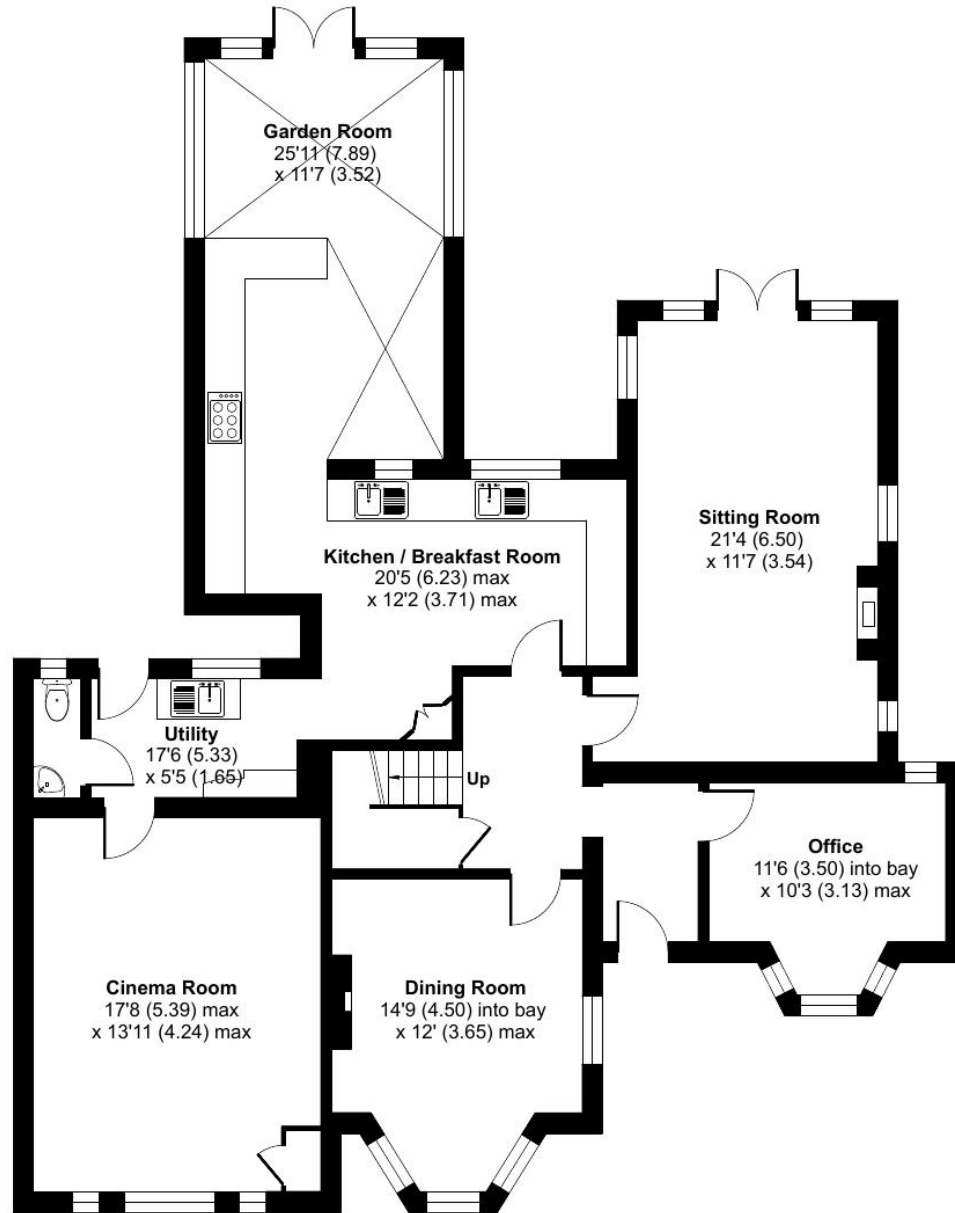
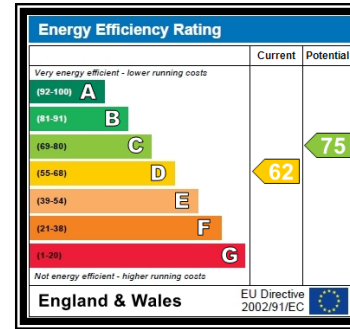




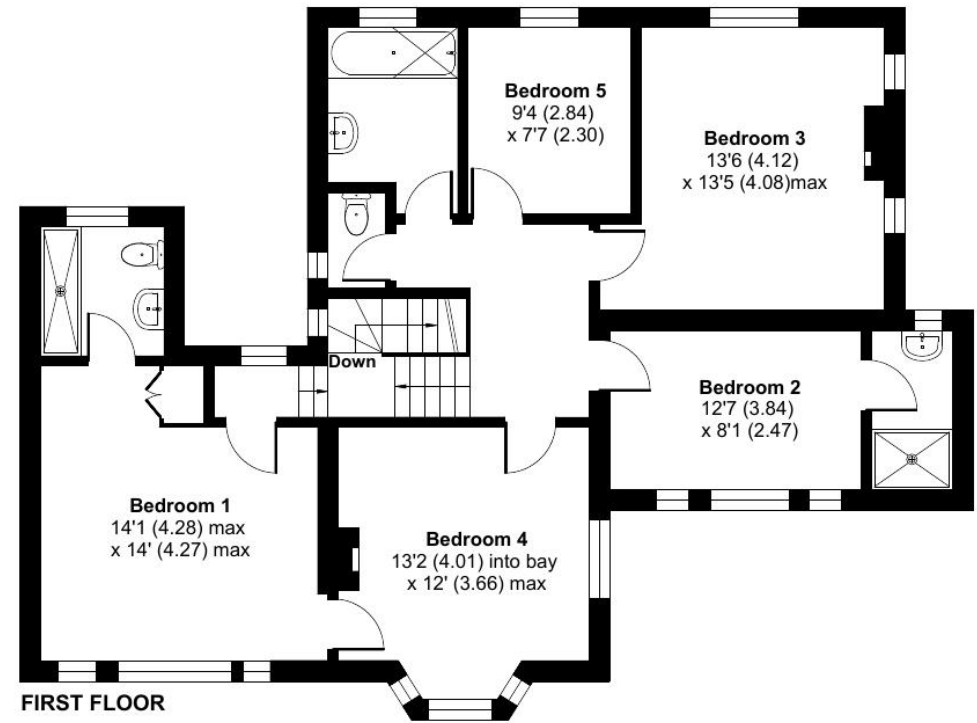
Leicester Road, Glenfield, Leicester, LE3

Approximate Area = 2443 sq ft / 226.9 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR

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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.

