FREEHOLD

House - Detached (EPC Rating: C)

Wheatfield Close, Glenfield, Leicester, LE3 8SD

£479,950

SETHS

4 3 3 C

4 Bedroom House - Detached located in Leicester

***** DETACHED - FOUR BEDROOM - EXTENDED OPEN PLAN - IDEAL FAMILY HOME *****

This modern and beautifully presented four-bedroom detached home offers spacious and versatile accommodation ideal for family living. The ground floor comprises a welcoming entrance hall, a separate study, a comfortable sitting room, and a convenient downstairs WC. The heart of the home is the impressive open-plan kitchen, dining and family room, which flows seamlessly into a further playroom, creating an excellent space for both everyday living and entertaining.

The contemporary kitchen is fitted with a large quartz island and breakfast bar and benefits from a full range of integrated appliances, including an oven, hob, microwave, fridge, freezer, dishwasher, and washer dryer.

To the first floor are four generous-sized bedrooms, three of which benefit from inbuilt storage. The master bedroom enjoys the benefit of an en-suite shower room, while the remaining bedrooms are served by a modern family bathroom.

Externally, the property features a landscaped rear garden, perfect for outdoor enjoyment, along with a driveway providing off-road parking for two vehicles. Additional benefits include gas central heating and double glazing throughout.

Early viewings are highly recommended to fully appreciate the space, quality, and lifestyle this superb home has to offer.

GROUND FLOOR

ENTRANCE HALL
14'9" x 6'4"
Finished with laminated flooring, stairs leading to the first floor, and access via a composite door. Provides access to the downstairs WC.

SITTING ROOM
14'7" x 11'5"
Laminated flooring, radiator, and a double glazed bay window facing the front aspect. Features an electric fireplace.

STUDY ROOM
7'11" x 7'10"
Laminated flooring, radiator, and a double glazed window facing the front aspect.

OPEN PLAN LOUNGE / KITCHEN / DINER / PLAYROOM
31'2" x 26'10"
A spacious and beautifully designed extended open-plan area incorporating a family room, kitchen, dining area, breakfast bar, and playroom, perfectly suited to modern family living and entertaining. The kitchen is centred around a large quartz island with a breakfast bar, complemented by stylish hanging lights overhead and fully integrated appliances including an oven, microwave, fridge, freezer, and washer dryer. The space flows seamlessly between zones, with tiled flooring and underfloor heating throughout for year-round comfort. Six-panel bi-fold doors open onto the garden, flooding the area with natural light and creating an effortless connection between indoor and outdoor living.

CLOAKROOM
Laminated flooring, radiator, wash hand basin and toilet.

FIRST FLOOR

LANDING
Access to all rooms on the first floor, with radiator and storage cupboard and access to loft space.

BEDROOM 1
12'7" x 12'7"
Carpeted flooring, radiator, inbuilt storage cupboards, double glazed window facing the front aspect, and access to ensuite.

EN-SUITE
Tiled flooring, radiator, wash hand basin, toilet, and shower cubicle with mixer function. Double glazed window to front aspect.

BEDROOM 2
12'7" x 8'7"
Carpeted flooring, radiator, fitted cupboards and double glazed window facing the front aspect.

BEDROOM 3
11'1" x 8'7"
Carpeted flooring, radiator, fitted in built storage and double glazed window facing the rear aspect.

BEDROOM 4
10'11" x 9'1"
Carpeted flooring, radiator, and double glazed window facing the rear aspect.

FAMILY BATHROOM
Tiled flooring, standing radiator, toilet, wash hand basin, partially tiled walls, and polyvinyl bathtub with electric shower function.

OUTSIDE
A tarmac driveway to the front provides parking for two vehicles overlooking the green. The landscaped rear garden offers a slabbed patio, artificial lawn, gazebo, and additional outdoor power points.

FREEHOLD

COUNCIL TAX BAND E

ADDITIONAL INFO
Tenure: Freehold
EPC rating: TBC
Council Tax Band: E (Blaby)
Council Tax Rate: £2,900.55
Mains Gas: Yes
Mains Electricity: Yes
Mains Water: Yes
Mains Drainage: Yes
Broadband availability: Superfast Fibre Optic

GROUND FLOOR
982 sq.ft. (91.3 sq.m.) approx.

1ST FLOOR
618 sq.ft. (57.4 sq.m.) approx.

TOTAL FLOOR AREA : 1600 sq.ft. (148.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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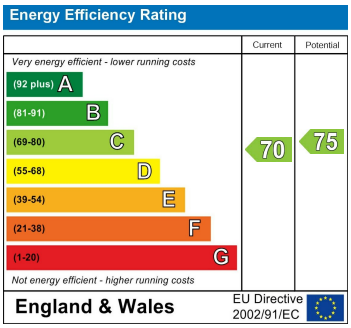
Council Tax Band

E

Energy Performance Graph



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SETHS