

37 Spencefield Drive

Leicester

Charming three-bed detached period home with garage, two receptions, utility, large garden, off-road parking, and potential to extend. No chain. Close to amenities and road links.

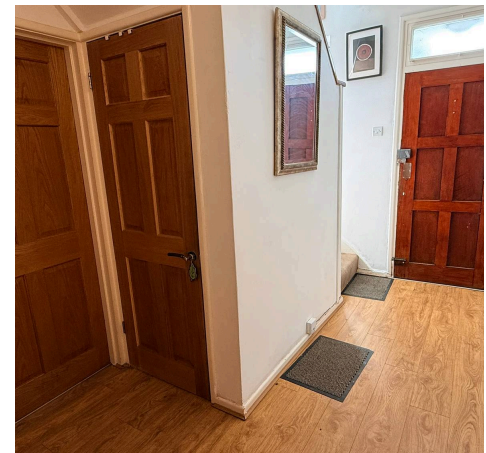
Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- Charming Period 3 Bed Detached Home
- Two Reception Rooms
- Kitchen / Utility
- Mature Large Private Garden
- Garage & Driveway with ORP To Front
- Downstairs W.C
- Period Features Throughout
- Potential To Extend (STP)
- No Chain
- Close to Local Amenities & Major Road Networks





37 Spencefield Drive

Leicester

Newton Fallowell have the pleasure in presenting this charming period three-bedroom detached home, with garage, ideally situated within easy reach of local amenities and major road networks, offering both convenience and character in equal measure.

The property welcomes you with a spacious entrance hallway that leads to two well-proportioned reception rooms, perfect for both formal entertaining and relaxed family living.

The kitchen, complemented by a practical utility area, provides ample workspace and storage, catering to the demands of modern family life.

A downstairs W.C adds to the functionality of the ground floor layout.

Throughout the home, you will find an array of attractive period features, including high ceilings, decorative cornicing, and original fireplaces (where specified), which lend a sense of warmth and timeless elegance.

Upstairs, the property offers three generous bedrooms, each with ample natural light and space for freestanding or fitted furniture, alongside a well-appointed family bathroom. There is also a storage/potential wardrobe located off the landord.

The home further benefits from a large, mature private garden, ideal for those seeking peace and privacy, as well as a garage and driveway to the front with off-road parking.

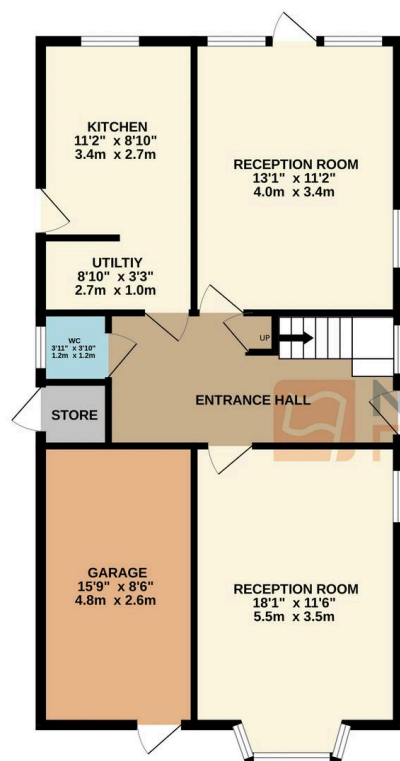
There is significant potential to extend the property (subject to planning permission), allowing buyers the opportunity to tailor the space to their needs and add further value. Offered with no onward chain, this residence represents a rare opportunity to acquire a period home with scope for modernisation and expansion, all within a highly sought-after location.

Whether you are searching for a forever family home or an investment with potential, this property must be viewed to be fully appreciated. Early viewing is highly recommended to avoid disappointment.

- Charming Period 3 Bed Detached Home
- Two Reception Rooms



GROUND FLOOR
798 sq.ft. (74.2 sq.m.) approx.



1ST FLOOR
644 sq.ft. (59.8 sq.m.) approx.



TOTAL FLOOR AREA: 1442 sq.ft. (134.0 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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