

JAMES
SELICKS



25 CLOVELLY ROAD

GLENFIELD
LEICESTERSHIRE
LE3 8AD

GUIDE PRICE: £395,000



An attractive and spacious three bedroom detached home on generous plot, in a sought-after position within the popular suburb of Glenfield.

The property has served as a substantial and well maintained long-term family home and is thought suitable for extension or reconfiguration (subject to the necessary planning consents).

Entrance hall • cloakroom • dining room • lounge • breakfast kitchen • utility • three bedrooms • bathroom • driveway • integral single garage • beautifully maintained, lawned rear gardens • EPC - tbc

Location

Glenfield is located on the west of the city's peripheries and provides good access to the professional quarters and M1/M69 motorway networks via the A46 western bypass. The village itself offers good range of local amenities including the popular Hall County Primary School and is flanked by open countryside.

Accommodation

The welcoming entrance hall houses the stairs to the first floor with a useful understairs storage cupboard beneath and a convenient downstairs cloakroom. Positioned at the front of the home, the dining room enjoys a lovely bay window, creating a bright and inviting space for entertaining.

The spacious lounge has been thoughtfully extended to create a versatile living area, offering ample room for both seating and relaxation. Patio doors open directly onto the beautifully maintained rear garden, while an internal door provides access through to the kitchen.

The kitchen is fitted with a comprehensive range of eye and base level units and drawers, complemented by black preparation surfaces and a stainless steel sink with drainer. Integrated appliances include a double oven and a four-ring hob with extractor hood above. There is space for a washing machine, slimline dishwasher and a freestanding fridge freezer, as well as ample room for informal dining. A useful rear lobby provides utility space for a tumble dryer and gives internal access to the single garage.

To the first floor, the principal bedroom is a generous double, complete with a pair of fitted mirrored wardrobes and a window overlooking the rear garden. Bedroom Two is another spacious double, to the front. Bedroom Three is a well-proportioned single with a useful storage cupboard housing the boiler. The family bathroom is partially tiled with an opaque glazed window and a heated towel rail and offers a panelled bath, a separate shower enclosure, pedestal wash hand basin and low flush WC.







Outside

The property is approached via a generous gravelled driveway providing off-road parking for up to four vehicles, along with access to the integral single garage, which benefits from power and lighting. The rear garden is one of the property's standout features. Lovingly maintained, it enjoys a large paved patio, an attractive ornamental pond, and a generous lawn bordered by mature planting, together with a summer house and greenhouse, creating a wonderful space for relaxing, gardening and entertaining.

Tenure: Freehold.

Listed Status: None.

Conservation Area: None.

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

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.

Under the provisions of the Estate Agent's Act 1979 we are required to disclose a personal interest in the sale of this property.





Approximate total area⁽¹⁾

127.8 m²
1375 ft²

Reduced headroom

0.6 m²
6 ft²

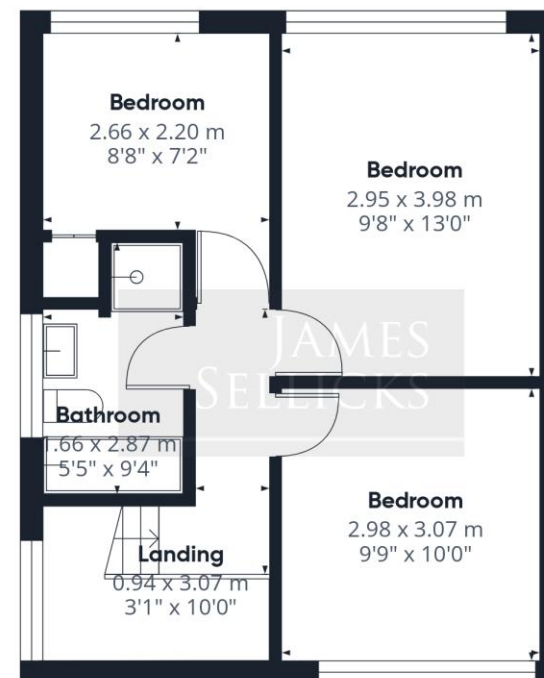
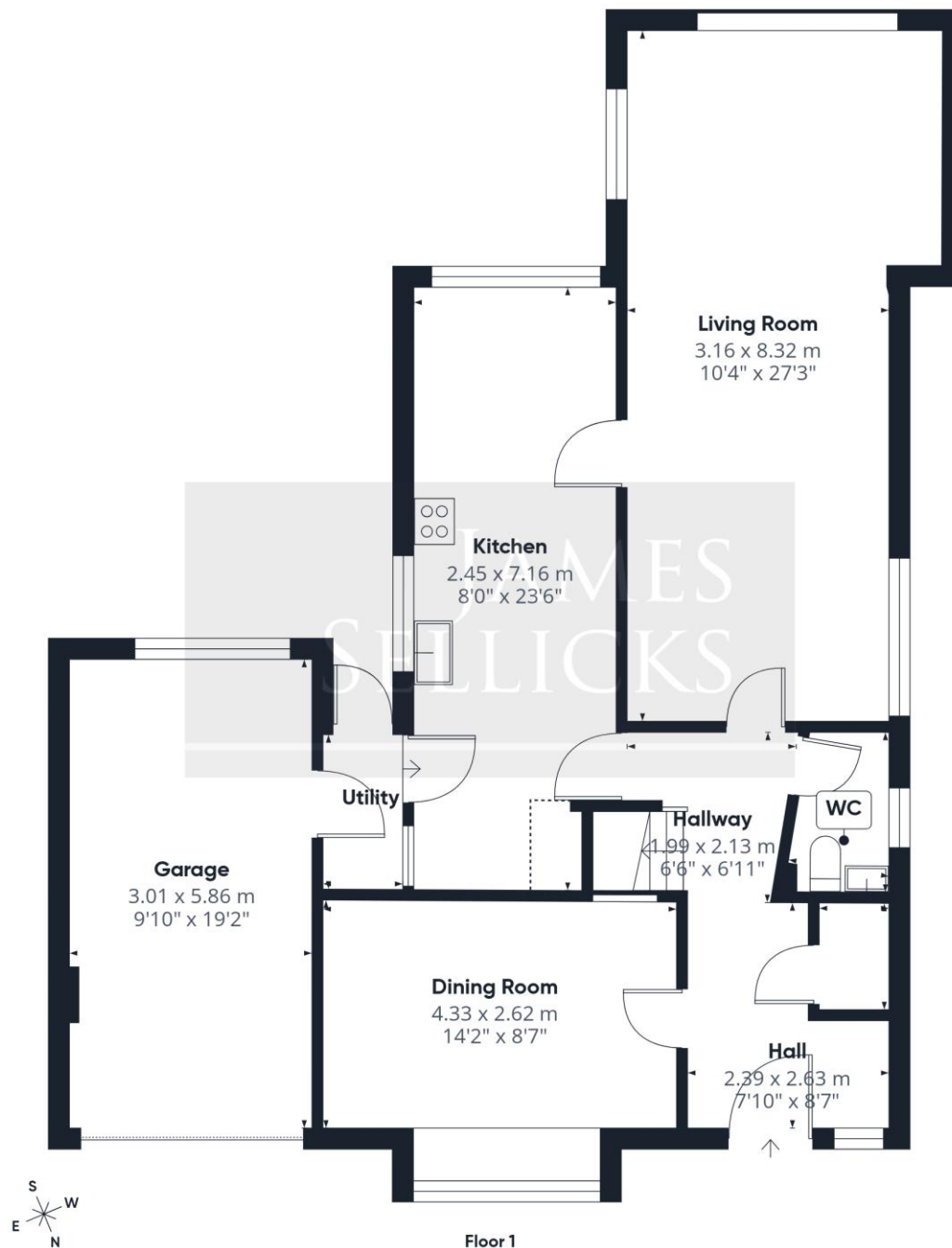
(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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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.

