



FOR SALE

4 Bed Semi-Detached House in Glenfield Road, Leicester LE3 6DL

Offers Over £325,000



PROPERTY FEATURES

- Extended 1930s semi-detached family home
- Sought-after location on Glenfield Road, LE3 6DL
- Four well-proportioned bedrooms
- Two spacious reception rooms
- Extended kitchen/diner
- Two first floor bathrooms
- Generous rear garden
- Off-road parking
- Garage providing additional storage or parking
- Excellent scope for modernisation and further improvement

FULL DESCRIPTION

SUMMARY

Situated on the ever-popular Glenfield Road, LE3 6DL, this extended 1930s semi-detached family home offers spacious and versatile accommodation with excellent potential for further improvement. The property features well-proportioned rooms throughout, including two generous reception rooms and an extended kitchen/diner providing ample space for family living and entertaining. To the first floor are four good-sized bedrooms and two bathrooms, offering practical accommodation for growing families. While the home would benefit from a programme of modernisation, it presents an exciting opportunity for buyers to update and personalise to their own taste, adding value in a highly regarded residential location. Externally, there is a good-sized rear garden, off-road parking to the front and a garage, further enhancing the property's appeal. Conveniently located close to local amenities, reputable schools and transport links, this is an ideal purchase for those seeking a great family home.

PORCH

Accessed via UPVC double glazed 'French' doors. Tiled flooring. Door through to: Entrance hall.

ENTRANCE HALL

14' 5" x 6' 6" (4.39m x 1.98m) Accessed via a wooden framed internal front door with glazed side panes. Doors off to: Dining room, lounge and kitchen. Stairs rising to: First floor. Radiator. Under stairs storage cupboard. Telephone point.

DINING ROOM

15' 6" x 11' 9" (4.72m x 3.58m) UPVC double glazed bay window to front aspect. Gas feature fireplace with tiled surround. TV aerial connection. Radiator.

LOUNGE

13' 7" x 11' 4" (4.14m x 3.45m) UPVC double glazed sliding patio doors to: Rear garden. Feature open fireplace. TV point. Radiator.



Phillips George



KITCHEN/DINER

15' 9" x 10' 2" (4.8m x 3.1m) Having a selection of fitted base and wall units with a laminate worktop over and a stainless steel sink with drainer. There is space for a freestanding electric top cooker, space and plumbing for a freestanding washing machine and dishwasher and space for a freestanding fridge/freezer. 2 x UPVC double glazed windows to rear aspect. Door into: Rear lobby. Vinyl flooring. Radiator. Wall mounted boiler. There is also the added benefit of a walk-in pantry.

REAR LOBBY

Door out to: Side passage. Door into: Garage. Vinyl flooring.

LANDING

Doors off to: Bedrooms and bathrooms. Loft hatch access.

BEDROOM ONE

15' 6" x 11' 4" (4.72m x 3.45m) UPVC double glazed window to rear aspect. Built-in mirrored wardrobes with additional built-in wardrobes and over bed storage. Radiator.

BEDROOM TWO

13' 8" x 11' 4" (4.17m x 3.45m) UPVC double glazed bay window to front aspect. Built-in wardrobes. TV aerial connection. Radiator.

BEDROOM THREE

16' 5" x 7' 9" (5m x 2.36m) UPVC double glazed windows to front and side aspect. Telephone point. Radiator.

BEDROOM FOUR

8' 9" x 7' 0" (2.67m x 2.13m) UPVC double glazed window to front aspect. Radiator.

BATHROOM

8' 0" x 7' 0" (2.44m x 2.13m) Comprising: Bath with shower over and wall tiling. Bidet and wash hand basin. UPVC double glazed window to rear aspect. Extractor. Storage cupboard. Radiator.

WC

Located next to the bathroom. Comprising: Low level WC. UPVC double glazed window to side aspect.

SHOWER ROOM

7' 1" x 7' 0" (2.16m x 2.13m) Comprising: Shower enclosure with wall tiling with 1/2 wall tiling throughout. Low level WC and wash hand basin. Airing cupboard. Extractor. Radiator.

OUTSIDE

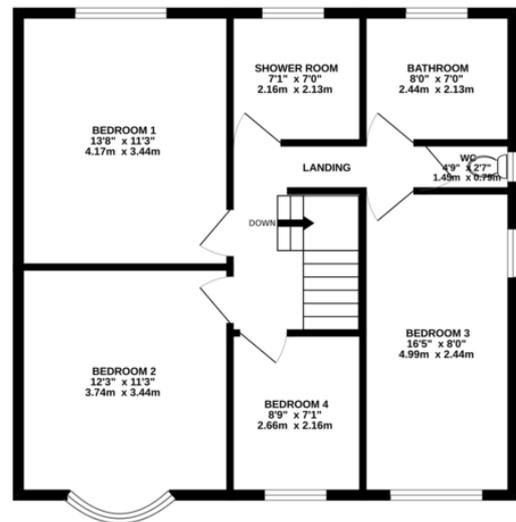
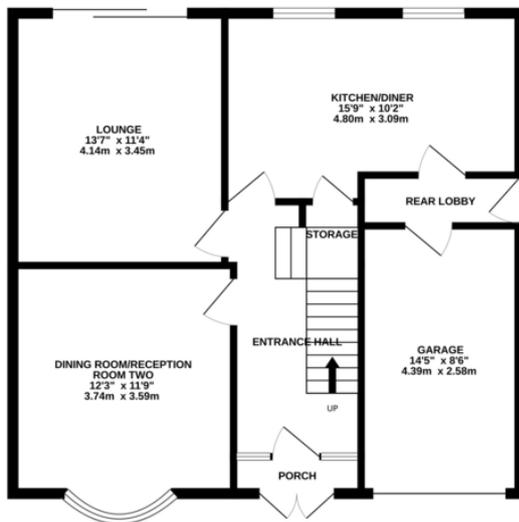
The property offers off road parking and an integral garage to the front enclosed by wrought iron railings and having established planting. A pedestrian gate leads through to the side entry and rear garden. The generous rear garden has a paved patio with steps leading down to the lawn area. The garden is well stocked with a variety of mature planting and has the added benefit of a wooden shed.





GROUND FLOOR
705 sq.ft. (65.5 sq.m.) approx.

1ST FLOOR
689 sq.ft. (64.0 sq.m.) approx.



TOTAL FLOOR AREA: 1394 sq.ft. (129.5 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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