

Fairefield Crescent

Glenfield, Leicester, LE3 8EJ

John German





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£625,000

The Gables has been recently constructed and is finished to an extremely high standard, boasting a fantastic dining kitchen with bi fold doors to the garden, two en-suite shower rooms, CCTV security system and an alarm, this property is not to be missed.



This superb family home has recently been built and is completed to an extremely high standard where attention to detail has been the key. Located in the most prestigious road in Glenfield, the property has excellent access to road networks both North and South of the country and is served well by both the city of Leicester and all of its attractions and Fosse Park Shopping District off the M1 motorway.

The property is approached by a block paved driveway with surrounding slate wall. This provides off road parking for several vehicles and access to the front entrance door. Once you step inside the reception hall you immediately sense that this is a special property, with a glass panelled oak staircase and doors to the ground floor accommodation

Firstly, a spacious living room has a double-glazed window to the front aspect and a TV and internet point, which are featured in every room. We then move onto the family room which also occupies a front aspect and has space for a large table and chairs.

Step through the double doors and into a bespoke kitchen where attention to detail has been at the forefront and you will notice the quality of the fixtures and fittings. Tiled flooring runs throughout with underfloor heating, and 5 meter bi-fold doors open onto the patio, with the kitchen itself having an extensive range of matching base and eye level units with NEFF fitted appliances including two ovens, hob, extractor, warming drawer and coffee machine along with a fitted dishwasher. Access is given to the accompanying utility room which complements the kitchen and has separate external access to the side of the property.

Completing the downstairs accommodation is the separate WC, tucked neatly off the hallway.

Ascend to the first floor via the oak staircase and onto the gallery landing with a feature front aspect obscure window with glass and oak banister.

On this floor are four double bedrooms, one of which has an en-suite shower room, and the family bathroom which is extremely impressive, fitted with a four-piece suite to include a walk-in shower with drench and handheld shower heads, waterfall taps to the modern stand-alone bathtub, WC and large wash hand basin, with tiled flooring and walls and a double-glazed window to the rear aspect.

The oak staircase continues from the landing to the second floor where you will find the master bedroom with five sky light windows and access to the en-suite walk-in shower room with WC and large wash hand basin set within a vanity unit and fully tiled walls and flooring and a single sky light window.

Return to the kitchen and step outside through the feature bi-fold doors and onto the patio seating area which is an ideal space for entertaining.

The seduced rear garden is mainly laid to lawn with border shrubs and steps lead up from the patio to the lawn.

The front of the property should not be forgotten as this is equally impressive with, as mentioned, driveway parking for several vehicles and side access via gate.

To conclude, this property must be viewed internally. The quality of the finish, the size and standard of accommodation on offer cannot be appreciated by photography alone. Call our John German Loughborough office and book your viewing today.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Services: Mains water, drainage, electricity and gas are believed to be connected to the property, but purchasers are advised to satisfy themselves as to their suitability.

Useful Websites: www.environment-agency.co.uk ; www.blaby.gov.uk/planning-and-building/planning-applications/search-for-applications/

Our Ref: JGA/24102019

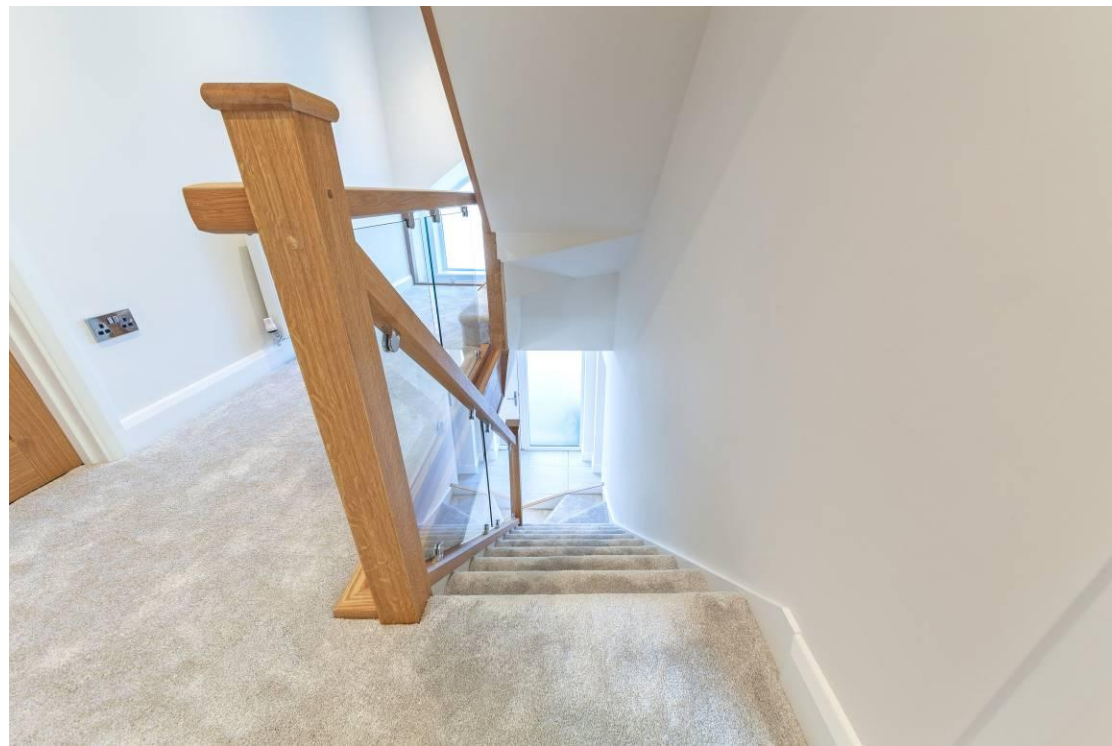
Local Authority/Tax Band: Blaby District Council / **Tax Band:** TBC

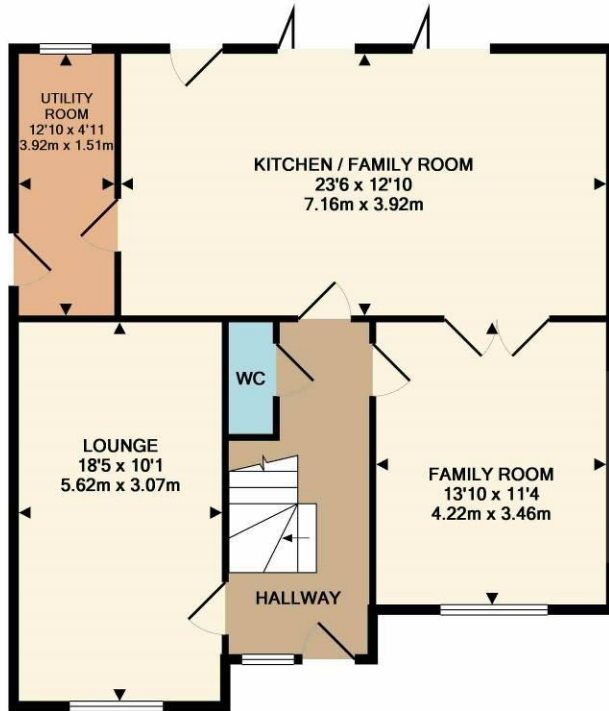




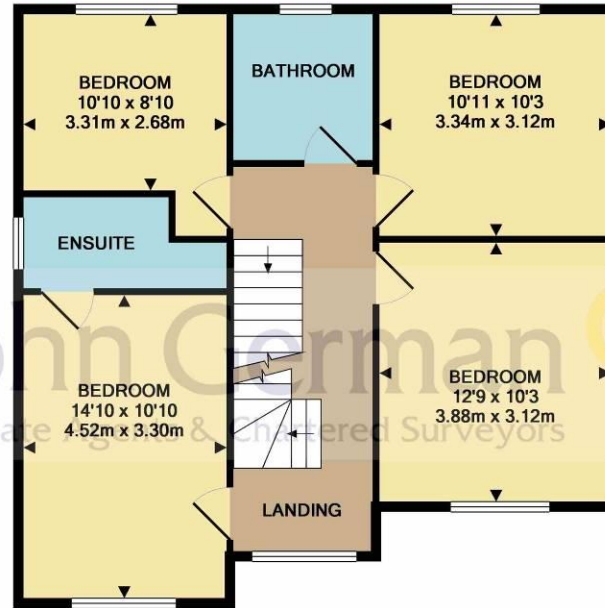








GROUND FLOOR



1ST FLOOR



2ND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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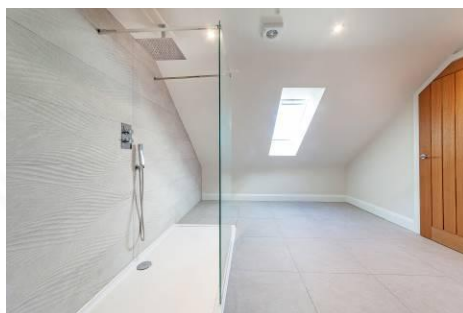
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