

JAMES
SELLICKS

212 STATION ROAD

GLENFIELD
LEICESTER
LE3 8GT

GUIDE PRICE £450,000



Set on a fantastic plot of approximately 0.24 acres, this beautifully positioned three-bedroom, extended detached property offers spacious and versatile accommodation, a stunning private garden, and excellent potential for further extension to the rear (subject to the necessary planning permissions).

Porch • entrance hall • living room • kitchen • lobby • extended rear sitting room • ground floor shower room • three bedrooms • WC • driveway • tandem single garage • outdoor store • deep rear gardens • shed • EPC - E

Accommodation

A covered porch leads into a spacious entrance hallway housing the stairs to the first floor with a useful understairs storage cupboard beneath. The front-facing living room is a bright space, featuring a uPVC bay window and a characterful brick fireplace with electric fire.

The kitchen enjoys double aspect windows overlooking the garden and is a practical and well-equipped space with wooden flooring, a pantry cupboard, integrated boiler cupboard, gas hob, sink with drainer, double oven, plumbing for a washing machine, and space for a fridge. A small lobby area provides access to the rear garden and also benefits from a useful double storage cupboard.

The extended rear sitting room enjoys beautiful views over the garden through double aspect windows. This versatile space features a fireplace surround with an inset electric fire. Completing the ground floor is a ground floor shower room, fitted with a wash hand basin, WC and steps upto a double shower cubicle.

To the first floor, the master bedroom is an impressive room with a triple set of fitted double wardrobes and windows to both the front and side elevations, creating a bright and spacious space. A separate WC with wash basin provides additional convenience.

Bedroom two is a good-sized double with a front-facing window and useful eaves storage, while bedroom three is a well-proportioned single with a small fitted storage area and views over the garden.

Outside

To the front of the property is a generous driveway framed by beautiful mature trees and established planted flowerbeds, providing parking for 4/5 vehicles and access to a tandem single garage and separate outdoor store. Gated side access leads to beautiful, private, deep rear gardens, mainly laid to lawn with a patio area, a seated pergola area, shed and a further section of garden beyond.







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 schooling, and is flanked by open countryside.

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: 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.

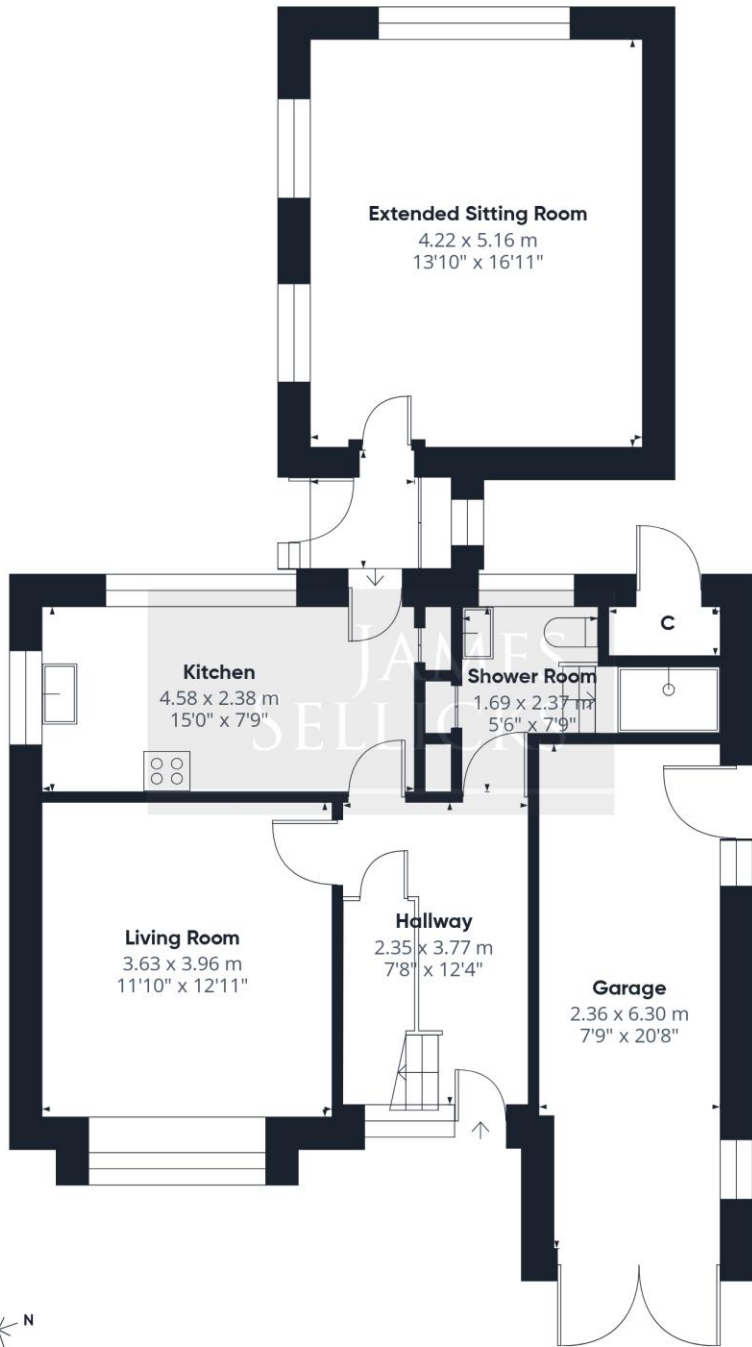
Planning issues: None our Clients are aware of.

Accessibility: No specific accessibility modifications made.

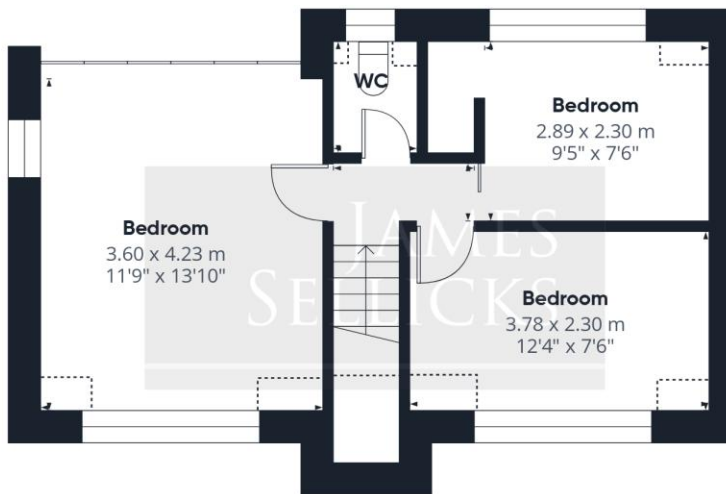




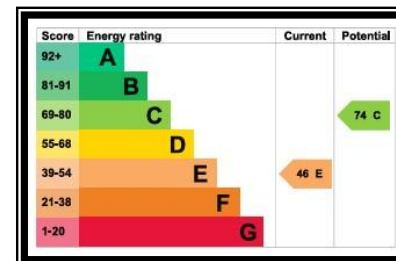




Floor 1



Floor 2



Approximate total area⁽¹⁾

117.2 m²
1262 ft²

Reduced headroom

1.5 m²
16 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.

