JAMES SELLICKS

2 Pine Road

GLENFIELD
LEICESTERSHIRE
LE3 8DH

Guide Price: £249,500



An attractive, traditional three-bedroom semi-detached home offering versatile accommodation arranged over three floors, off-road parking for two vehicles and a generous, west-facing tiered rear garden. The property provides two reception areas, a converted loft enjoying far-reaching views and excellent potential for a purchaser to make their own mark.

Traditional semi-detached home • versatile accommodation • generous, tiered rear garden with decked terrace • two reception rooms • fitted kitchen • two 1st floor bedrooms with fitted wardrobes • family bathroom with shower over bath • 2nd floor bedroom with far-reaching views • driveway providing off-road parking for two cars • new carpets throughout • EPC - E

Location

Pine Road is a quiet cul-de-sac close to the heart of Glenfield, approximately three miles north-west of Leicester city centre. This popular village offers a good range of local shopping facilities within easy walking distance, whilst a nearby park provides attractive green space with a children's play area. The location also affords excellent access to the city centre and professional quarters, together with the M1/M69 motorway networks.

Accommodation

A uPVC front door opens into the sitting room, a welcoming reception space with an inset traditional-style fireplace, useful storage housing the meters and a window to the front. An archway with access to an understairs storage cupboard, leads through to the dining room, which provides additional reception space and enjoys patio doors opening onto the rear garden. An opening connects the dining room to the kitchen, which is fitted with a good range of white eye and base level units and drawers, complemented by contrasting preparation surfaces with tiled splashbacks and stainless steel sink and drainer unit. Appliances include a freestanding gas cooker with oven and hob, an extractor unit, and space for a fridge/freezer.

To the first floor, the master bedroom is a generous double positioned to the front of the property with fitted wardrobe storage, whilst bedroom two has a pair of fitted double wardrobes. The bathroom, accessed via steps down from the landing, is fitted with a white suite comprising a panelled bath with shower over and a glazed screen, a wash hand basin and low flush WC, tiled walls and flooring, recessed ceiling spotlights. A further staircase rises to a versatile second floor space, thought suitable for use as a further bedroom or home office. Featuring sloping ceilings and two Velux rooflights, the room enjoys attractive, far-reaching views across the surrounding rooftops towards Bradgate Park.

Outside

To the front is a gravelled driveway providing off-road parking for two vehicles. The property enjoys a generous, west-facing tiered rear garden, initially comprising a substantial decked terrace, providing an excellent space for outdoor seating and entertaining. Steps lead down to a lawned garden, with a further lawned area beyond, bordered by established hedging and planting. A timber garden shed provides useful storage, whilst gated side access offers a convenient route between the front and rear of the property.

Listed Status: None. Conservation Area: None. Construction: Believed to be solid brick.
Local Authority: Blaby District Council, Tax Band: B.
Services: Gas-fired central heating. Broadband: Unknown.
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: Two-storey property, no specific accessibility modifications made.




























Plot size: 0.05 Acres
56
60
62
64
2
8
12
Pine Road
Stamford Street

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56 Granby Street
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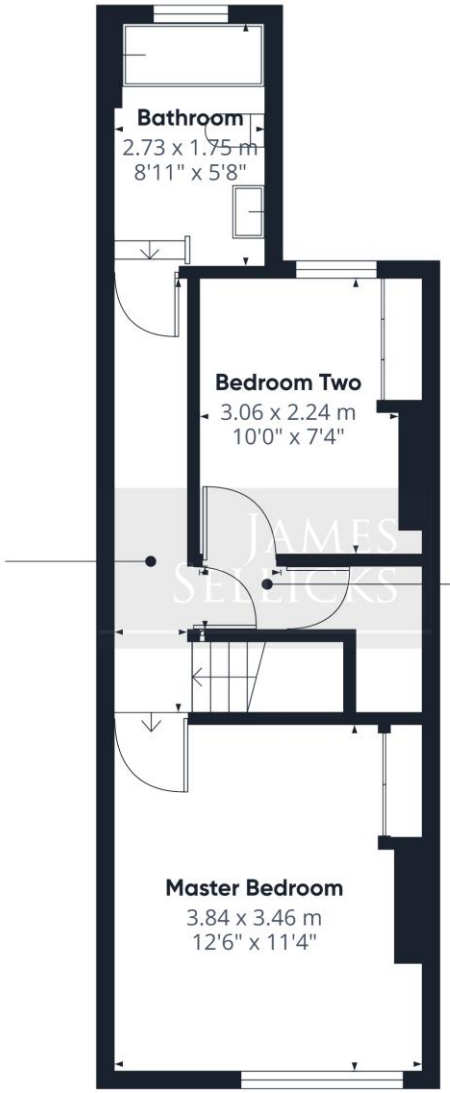
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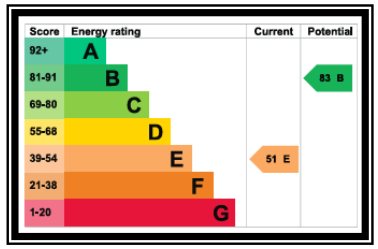
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Measures and Other Information
All measurements are approximate. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.









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Approximate total area(1)
80.5 m²
866 ft²

Reduced headroom
3.3 m²
35 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.

GIRAFFE360

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