



Smiths
your property experts

Fairefield Crescent

Glenfield

- Beautifully presented mature family home
- Impressive plot measuring approximately 1/3 of an acre
- Located in a highly desirable residential area
- Three bedrooms and a four-piece family bathroom
- Established gardens which benefit from complete privacy
- Set behind a sweeping driveway leading to a double garage
- Underfloor heating throughout the ground floor
- Modern family kitchen and two lovely reception rooms

General Description

Smiths Property Experts are delighted to introduce to the market a beautifully presented mature detached home, located in a highly desirable leafy area within the Leicester suburb of Glenfield. The property is situated on an impressive plot, measuring approximately 1/3 of an acre.

The current owners have considerably remodelled downstairs, and as a result, the space is flooded with light and views across the impressive gardens. The property has wet piped underfloor heating to the ground floor, a multi-fuel burning stove in the sitting room, and a beautiful contemporary kitchen fitted with Neff appliances.







The Property

The property has a floor area of approximately 1,500 square feet, which includes the integral double garage. This traditional home features excellent proportions and has been finished to a lovely standard throughout. There is considerable scope to further extend to the front, rear and loft, subject to obtaining the necessary planning consents.

The beautifully presented living space is laid over two floors and comprises an entrance hall, three generous reception areas, namely a dining room, a light-filled sitting room with direct garden access to the rear, and a family kitchen. There is also a useful utility room/w.c and under-stairs storage. The first-floor landing provides access to three bedrooms, all a size that could accept a double-sized bed. There is also a generous four-piece family bathroom fitted in a contemporary style with underfloor heating. The double garage has power, lighting, and an electric garage door.

The Grounds

This lovely family home is set back and elevated from the road behind a sweeping private driveway and mature lawned front gardens. To the rear are stunning landscaped gardens affording complete privacy, with mature green borders and fully stocked beds providing year-round interest. To the top of the garden is the summer house, a working shed, and a substantial entertaining patio.







The Location

The property is conveniently located for easy access to excellent schooling options, commuter links such as the A46 and M1 motorway network, as well as Leicester City Centre (which is only 2 miles away), County Hall and Glenfield Hospital. Additionally, just a few miles away by car, you will find the beautiful Charnwood Forest where you can enjoy scenic walks around Cropston Reservoir and Bradgate Park.

Property Information

EPC Rating: D

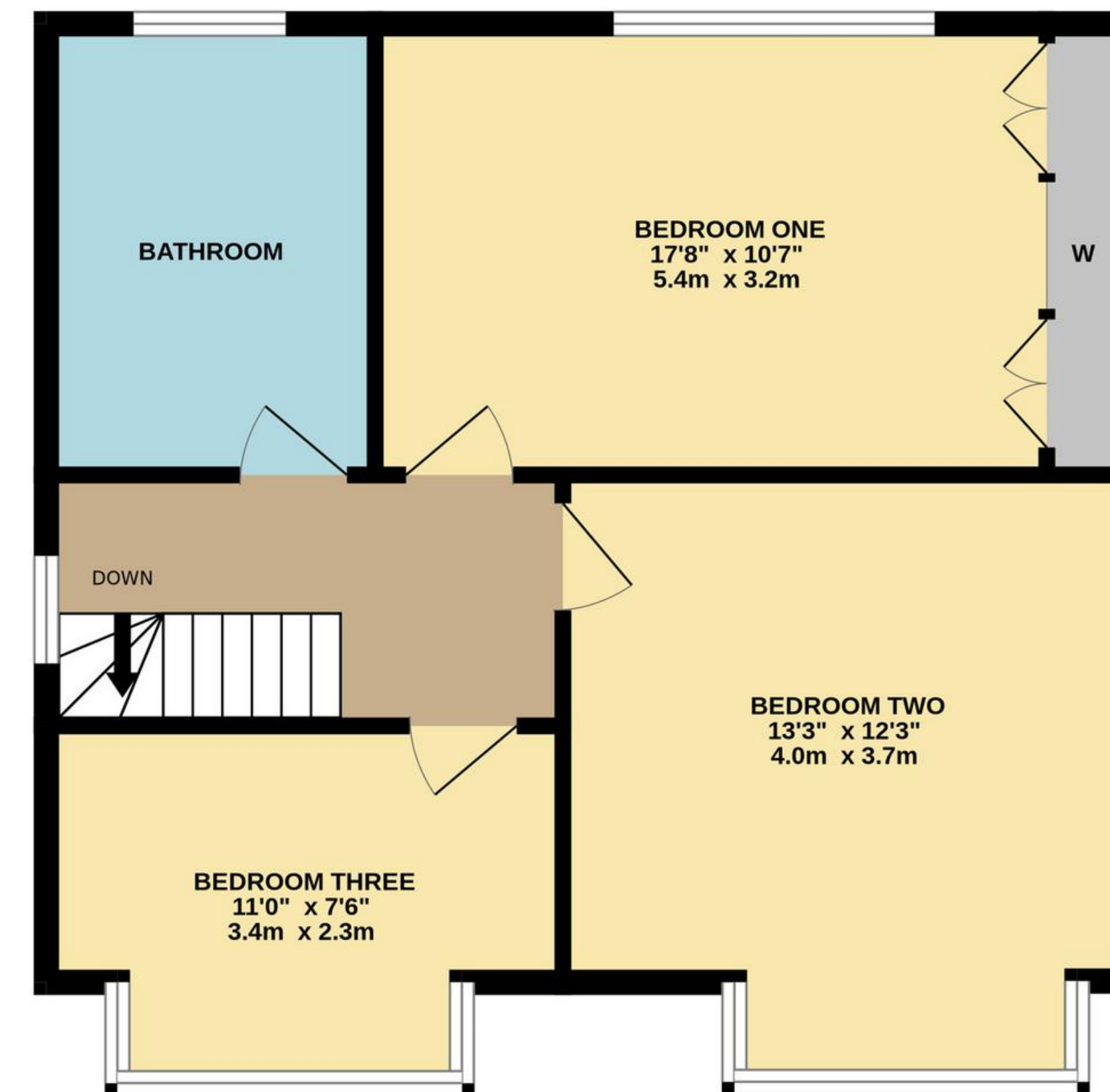
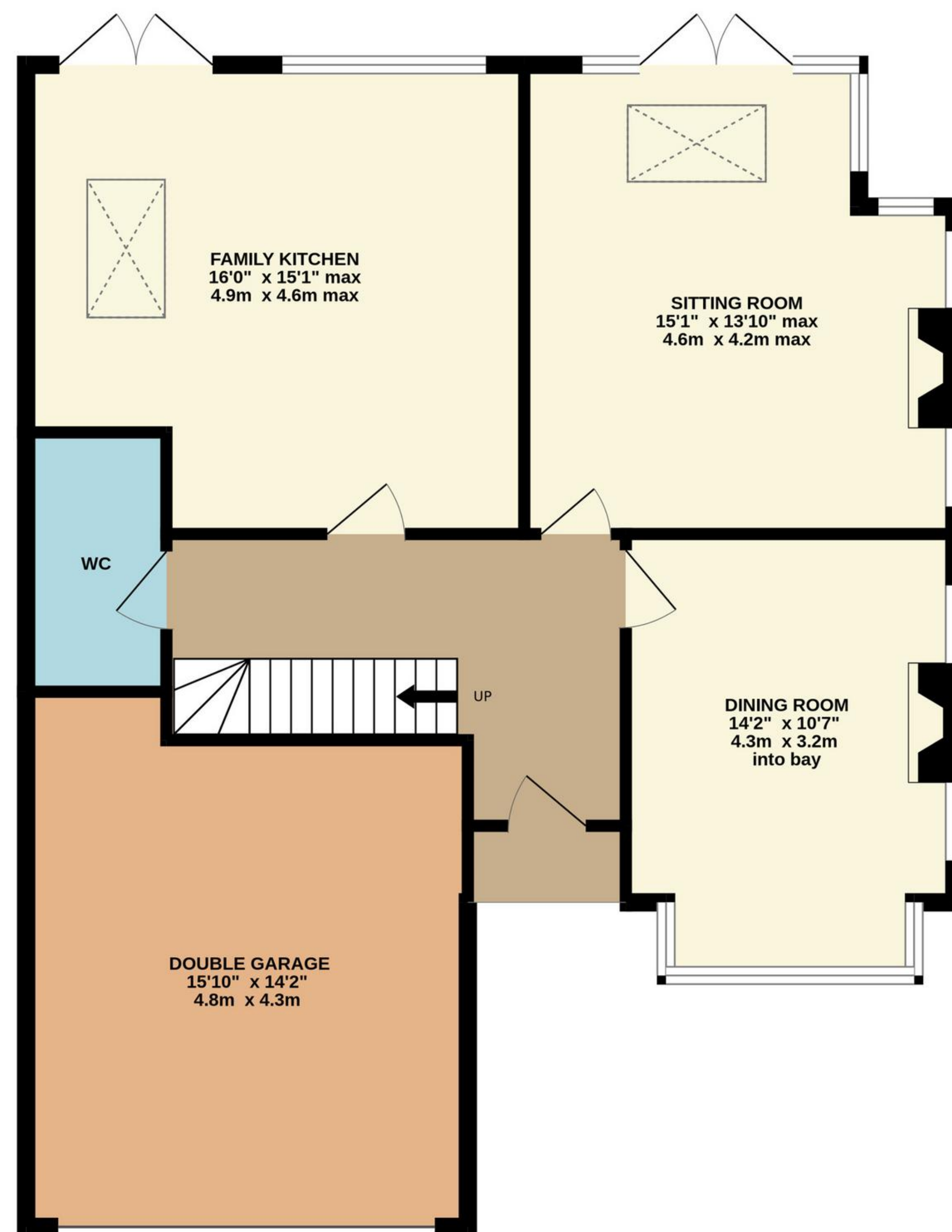
Tenure: Freehold. Council Tax Band: E.

Local Authority: Blaby District Council.

Important Information

Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. These particulars do not constitute any part of an offer or contract. All measurements should be treated as approximate and for general guidance only. Photographs are provided for general information, and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale. Any outline plans within these particulars are based on Ordnance Survey data and are provided for reference only.





TOTAL FLOOR AREA : 1550 sq.ft. (144.0 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.
Made with Metropix ©2024



01509 278842

sales@smithspropertyexperts.com

smithspropertyexperts.com



