



Smiths
your property experts

Salcombe Drive

Glenfield

- Modernised detached family home in a sought-after area
- Four double bedrooms and two bathrooms
- Open-plan contemporary kitchen and living space
- Off-road parking for up to four vehicles and a garage
- Generous rear gardens with a fenced play area
- Catchment area for The Hall Primary School
- Considerably extended and renovated by the current owners
- Interiors presented in 'turnkey' and immaculate condition



General Description

Smiths Property Experts offer to the market this extended and updated detached family home situated in a sought-after residential area in Glenfield, Leicester. The owners have considerably extended and renovated the property, which now boasts four double bedrooms, two bathrooms, three reception rooms and a fantastic contemporary living kitchen.

The property offers an excellent opportunity to acquire a 'turnkey' family home within the catchment area for The Hall Primary School with generous grounds, including off-road parking for a number of vehicles and lawned rear gardens.







The Property

Internally, the property is presented in 'turnkey' and immaculate condition. Expect to find contemporary interiors laid over two floors and extending to approximately 1,850 square feet, including the garage. The accommodation comprises, in brief, a porch, an entrance hall, a WC, a through sitting and dining room, a playroom/office, a utility room, and a most impressive contemporary living kitchen leading to a family room. Upstairs are four good-sized double bedrooms, a family bathroom, and an airing cupboard. The main bedroom suite is of note, measuring 18' long and with the inclusion of a beautiful en-suite.

The Outside

The property is set back from this quiet residential street behind a generous driveway providing off-road parking for four vehicles side by side. There is a spacious integral garage on the left-hand side. To the rear are landscaped gardens with a seating terrace across the rear of the main house, central lawns, and a fenced area to the end of the garden with a play space, shed, and a covered seating area.

The Location

The property is conveniently situated, providing 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 are also within easy reach. 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: C

Tenure: Freehold. Council Tax Band: D.

Local Authority: Blaby District Council.

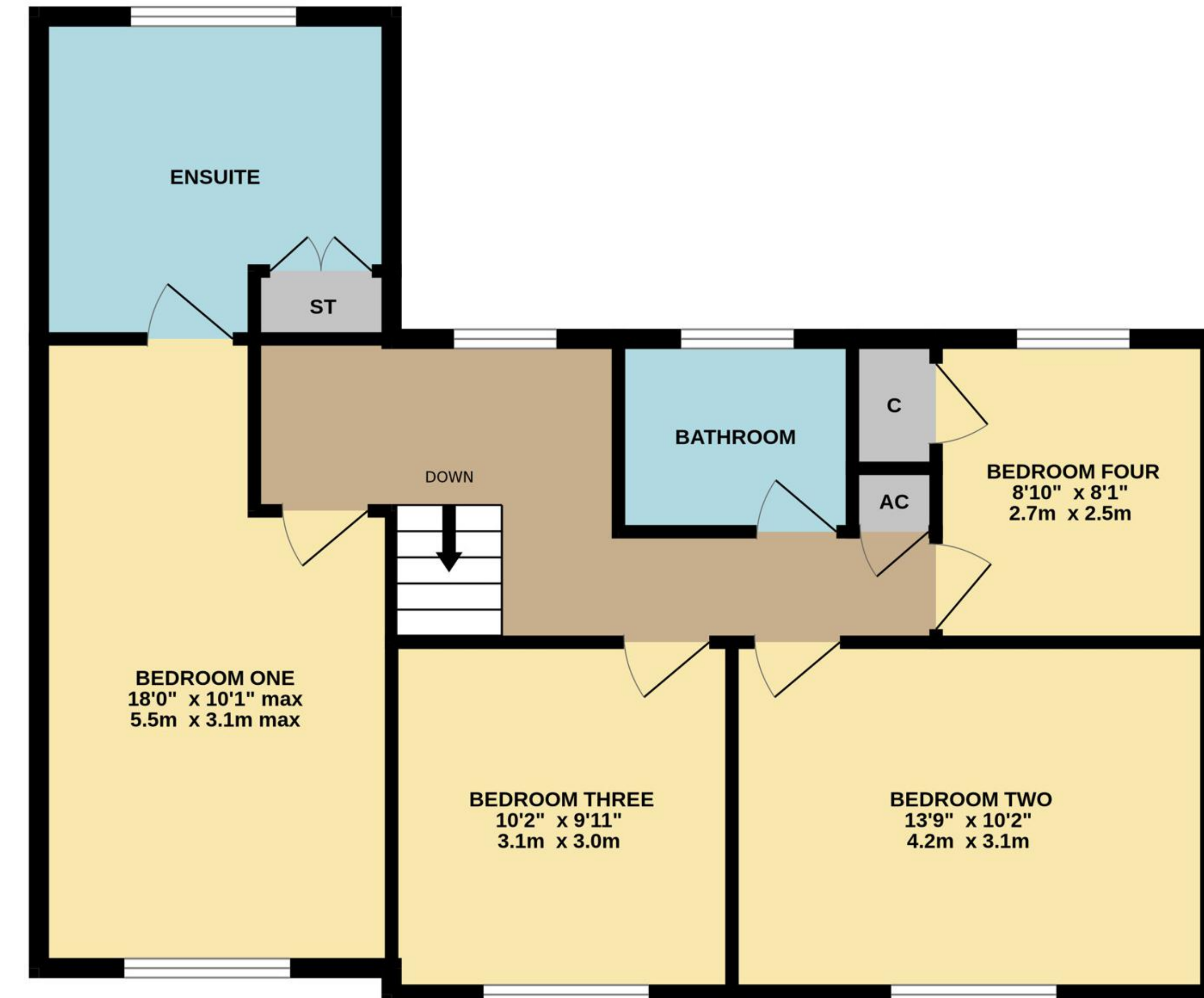
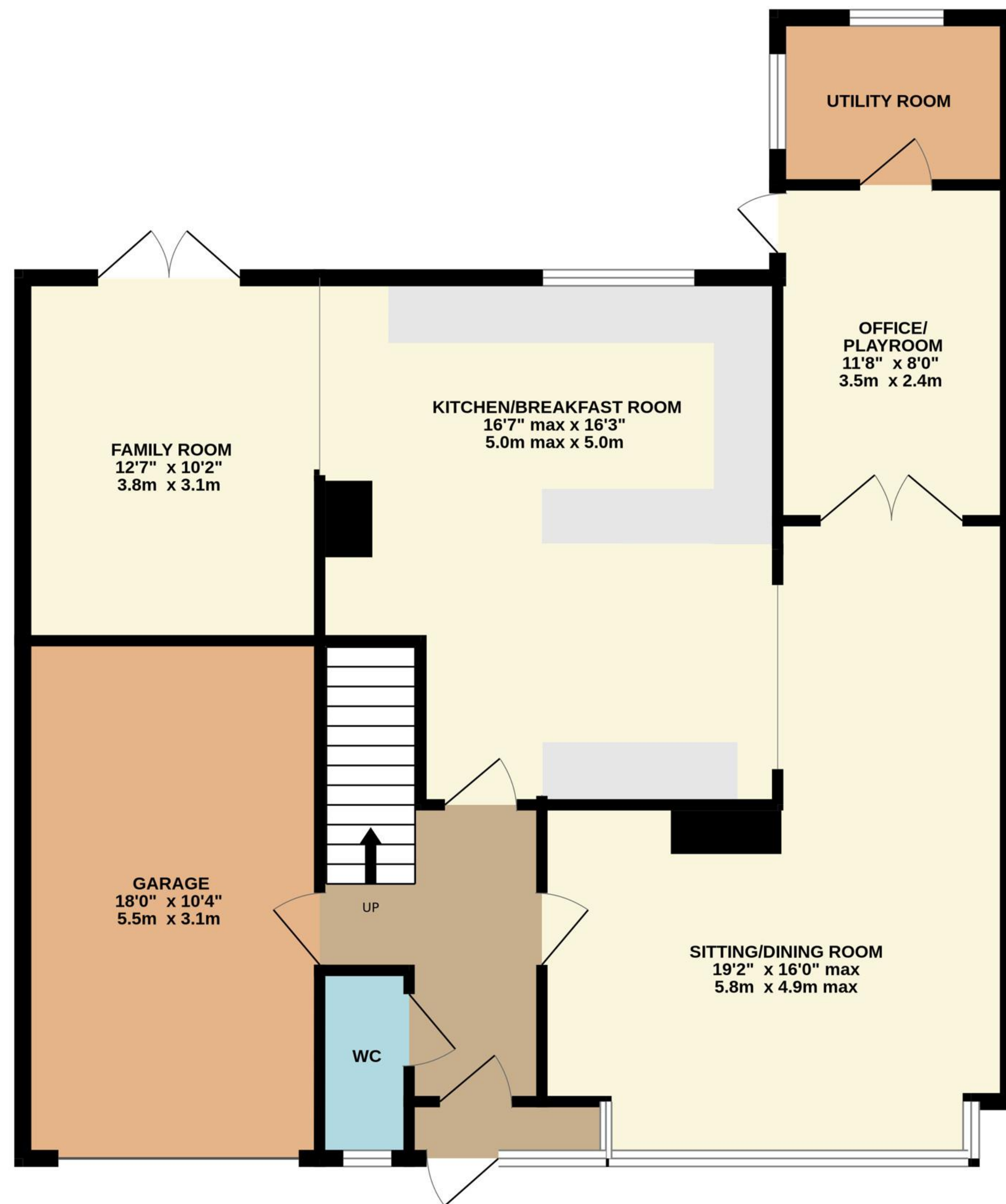
Important Information

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.

Smiths Property Experts

Smiths Property Experts are a modern, forward-thinking estate agency that strives to offer excellent advice and customer service. Experienced and adept at all things property, our firm can assist with mortgages, insurance, solicitor contacts, planning permission and development execution. Above all, we are happy to offer advice tailored to you as a potential client, or as a potential purchaser of one of our client's properties. You are invited to contact us if you require assistance with anything 'house or home'.





TOTAL FLOOR AREA : 1851 sq.ft. (172.0 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.
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