



JAMES
SELLICKS

172 STATION ROAD
GLENFIELD, LEICESTER

SALES LETTINGS SURVEYS MORTGAGES



172 Station Road

Glenfield
Leicester
LE3 8GT

An attractive, four bedroom semi-detached family home enjoying fantastic, deep lawned rear gardens and countryside views, located in this popular west Leicestershire village.

Entrance hall | sitting room | 'L' shaped dining kitchen | side passage | four bedrooms | bathroom | driveway | deep lawned rear gardens | open views | EPC - E

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 Hall County Primary School and is flanked by open countryside.

ACCOMMODATION

The property is entered via a composite front door with leaded window into an entrance hall with a uPVC double glazed window to the side elevation and picture rail, housing the stairs to the first floor. The spacious sitting room has a uPVC double glazed leaded bay window to the front elevation, ceiling coving, picture rail, built-in shelving with cupboard beneath and a feature wood fireplace with gas living flame effect fire. The 'L' shaped dining kitchen has a uPVC double glazed windows to the rear elevation, a good range of eye and base level units and drawers with ample preparation surfaces, a one and a quarter bowl stainless steel sink and drainer unit, space for a Rangemaster style cooker point with tiled splashback, plate rack, space and plumbing for fridge-freezer and automatic dishwasher, tiled flooring and a uPVC double glazed door and windows leading to the side passage.

To the first floor a landing with a uPVC window to the side elevation gives access to the master bedroom with a leaded uPVC double glazed window to the front elevation, built-in cupboard and stripped floorboards. Bedroom two has stripped floorboards and a uPVC double glazed window to the rear elevation enjoying far-reaching countryside views. Bedroom three has a uPVC double glazed leaded window to the rear elevation with far-reaching views. Bedroom four has a uPVC double glazed leaded window to the front elevation, a built-in bed with cupboards beneath and laminate flooring. The bathroom has a uPVC double glazed window to the side elevation and has a low flush WC, pedestal wash hand basin, a panelled bath with electric Mira shower over, part tiled walls and tiled floor.

OUTSIDE

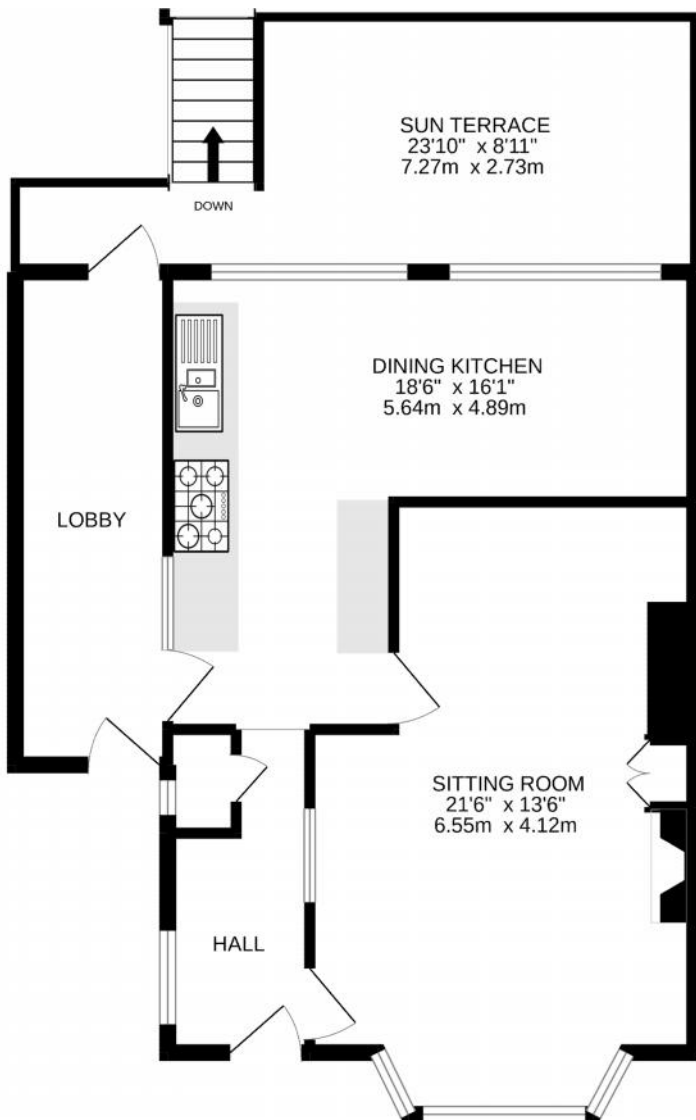
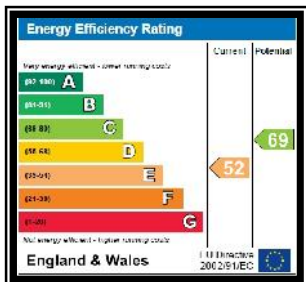
To the front of the property is a gravelled driveway providing car standing for several vehicles and a door leading to the side passage. To the rear of the property are fantastic, deep lawned gardens with raised patio entertaining areas, mature borders and open countryside views to the rear.

DIRECTIONAL NOTE

Proceed out of Leicester on the A50 Leicester Road eventually becoming Groby Road, taking the second exit at the Glenfield Hospital coming along the A50. At the next roundabout take the first left into Glenfield village along Station Road, where the property can be located on the right hand side.



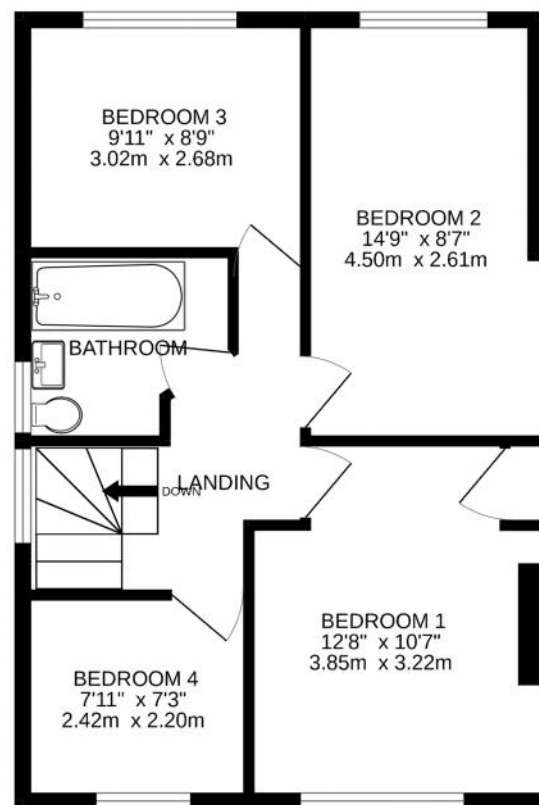




172 Station Road, Glenfield, Leicester LE3 8GT

Total Approximate Gross Internal Floor Area = 1121 SQ FT / 104 SQ M

Measurements are approximate.
Not to scale.
For illustrative purposes only.





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Important Notice

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Measurements 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.