

JAMES SELLICKS

32 SLATEWALK WAY

GLENFIELD
LEICESTER LE3 8HU

GUIDE PRICE £485,000



An attractive, four bedroom, two bathroom family home located within the thriving suburb of Glenfield, offered to the market with no onward chain.

Hallway • WC • sitting room • dining kitchen • utility • lean-to • four bedrooms • en-suite • family bathroom • tandem driveway • single garage • lawned rear garden • EPC – C

Location

The village of Glenfield lies approximately four miles due west of Leicester city centre and offers a wide range of local shopping facilities, pubs and restaurants, is in the catchment area for several popular schools including The Hall primary which has a double outstanding Ofsted report, and provides good access to the M1 and M69 motorway networks and Fosse retail park by the A46 western bypass.

Accommodation

The property is entered via a tiled entrance hall offering a practical and welcoming space, with access to a ground floor WC and a useful storage/cloakroom cupboard. The sitting room is bright and well-proportioned, featuring three windows, including a bay to the side, and is finished with carpet flooring, creating a comfortable and inviting reception space. To the rear, the dining kitchen is fitted with a range of white eye and base level units complemented by a white peninsula breakfast bar and a stainless steel sink. Integrated appliances include a double oven, fridge freezer, dishwasher, and a gas hob. There is a window to the front, tiled flooring and a patio bay door opening onto the garden; an ideal space for both everyday living and entertaining. Off the kitchen is a separate utility room providing plumbing for a washing machine and tumble dryer, housing the boiler, and offering additional covered storage. A lean-to aspect to the side provides further practicality.

To the first floor is a landing housing a small airing cupboard. The master bedroom is well-appointed with a selection of fitted wardrobes, dual-aspect windows, and access to an en-suite comprising a shower, WC, and wash hand basin. Bedroom two is a generous double with fitted cupboards. Bedroom three is a smaller double with a fitted cupboard, while the fourth bedroom is a single with a built-in storage cupboard (ideal as a nursery or study). The family bathroom has a window to the side and is finished with tiled flooring, a bath with shower over, wash hand basin and WC.

Outside

The property benefits from a tandem driveway providing parking for two to three vehicles, leading to a single garage with power and lighting, conveniently accessible via a personal door from the rear garden. The rear garden offers a small patio area, leading onto a good-sized garden, providing an excellent outdoor space for relaxation and entertaining.

Tenure: Freehold. **Listed Status:** None. **Conservation Area:** None.

Local Authority: Blaby District Council, **Tax Band:** E

Services: Offered to the market with all mains services and gas-fired central heating.

Broadband delivered to the property: Unknown.

Non-standard construction: Believed to be Standard.

Wayleaves, Rights of Way & Covenants: None that our Clients are aware of.

Flooding issues in the last 5 years: None that our Clients are aware of.

Accessibility: Two-storey property, no specific accessibility modifications made.

Planning issues: None that our Clients are aware of.

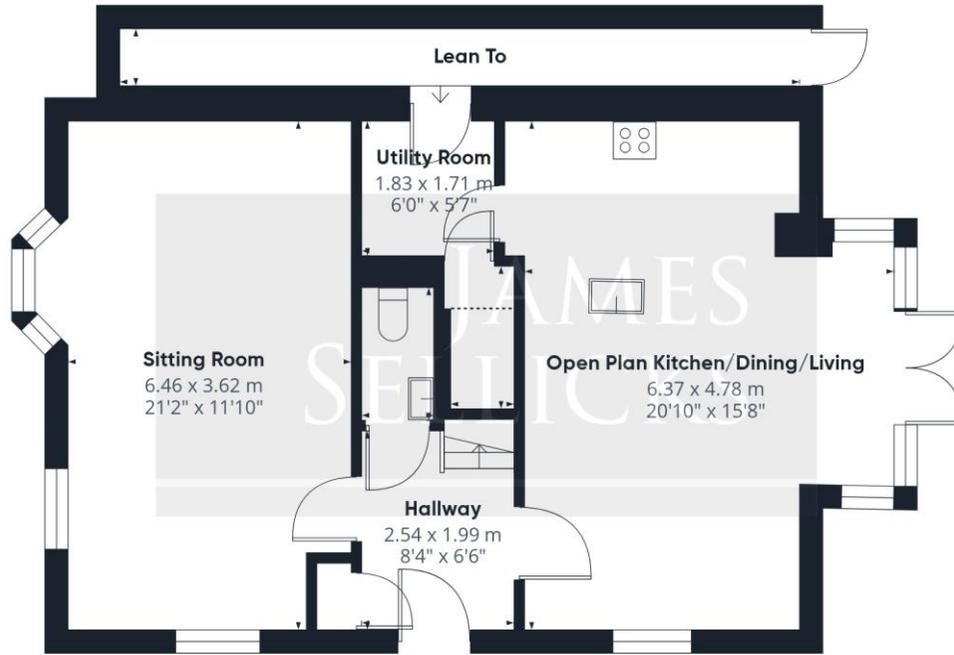








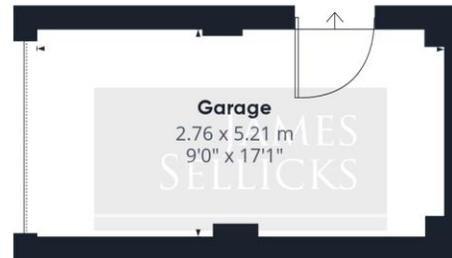




Floor 1 Building 1



Floor 2 Building 1



Floor 1 Building 2

Approximate total area⁽¹⁾

138.4 m²

1489 ft²

Reduced headroom

1 m²

11 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.

