



SALCOMBE DRIVE, GLENFIELD, LEICESTERSHIRE, LE3

OFFERS OVER: £350,000





Situated on the desirable Salcombe Drive in Glenfield, this substantial three-bedroom detached home presents an exciting opportunity to create a truly special family residence in a quiet and well-regarded setting. Occupying a generous plot and offering excellent scope for modernisation and enhancement, the property is ideal for buyers looking to design and personalise their dream detached home.



The property is entered via a welcoming main hallway, providing access to the principal ground floor accommodation. To the left sits the front dining room, a generous space complete with built-in storage cupboards to the rear. Versatile in its layout, this room could be utilised as a formal dining area, additional sitting room or playroom, depending on individual requirements.

To the right of the hallway is a further reception room, currently offering an ideal space for a home office, study or snug. Neatly presented and well-proportioned, this room adds valuable flexibility to the ground floor layout.

Further along the hallway, a separate W.C. is cleverly tucked away behind a sliding door and benefits from a useful storage cupboard - a practical addition for family living.

Positioned at the rear of the property is the main living room, a large and light-filled L-shaped space featuring a focal fireplace. The room flows naturally into the conservatory, which enjoys pleasant views over the rear garden and provides an additional reception area perfect for relaxing or entertaining.







The kitchen offers ample space for informal dining and includes a handy built-in storage cupboard, ideal for use as a pantry. There is provision for an oven and hob, washing machine, under-counter fridge and freezer, and dishwasher, making it a functional space with excellent potential for reconfiguration or extension, subject to the necessary permissions.





Upstairs, the property continues to impress with three substantial bedrooms. Each comfortably accommodates a double bed and benefits from ample natural light, creating bright and airy spaces throughout.

The modern family bathroom is fitted with a shower over bath, wash hand basin and W.C., providing a clean and practical suite ready for immediate use.



NO. 34
Salcombe Drive

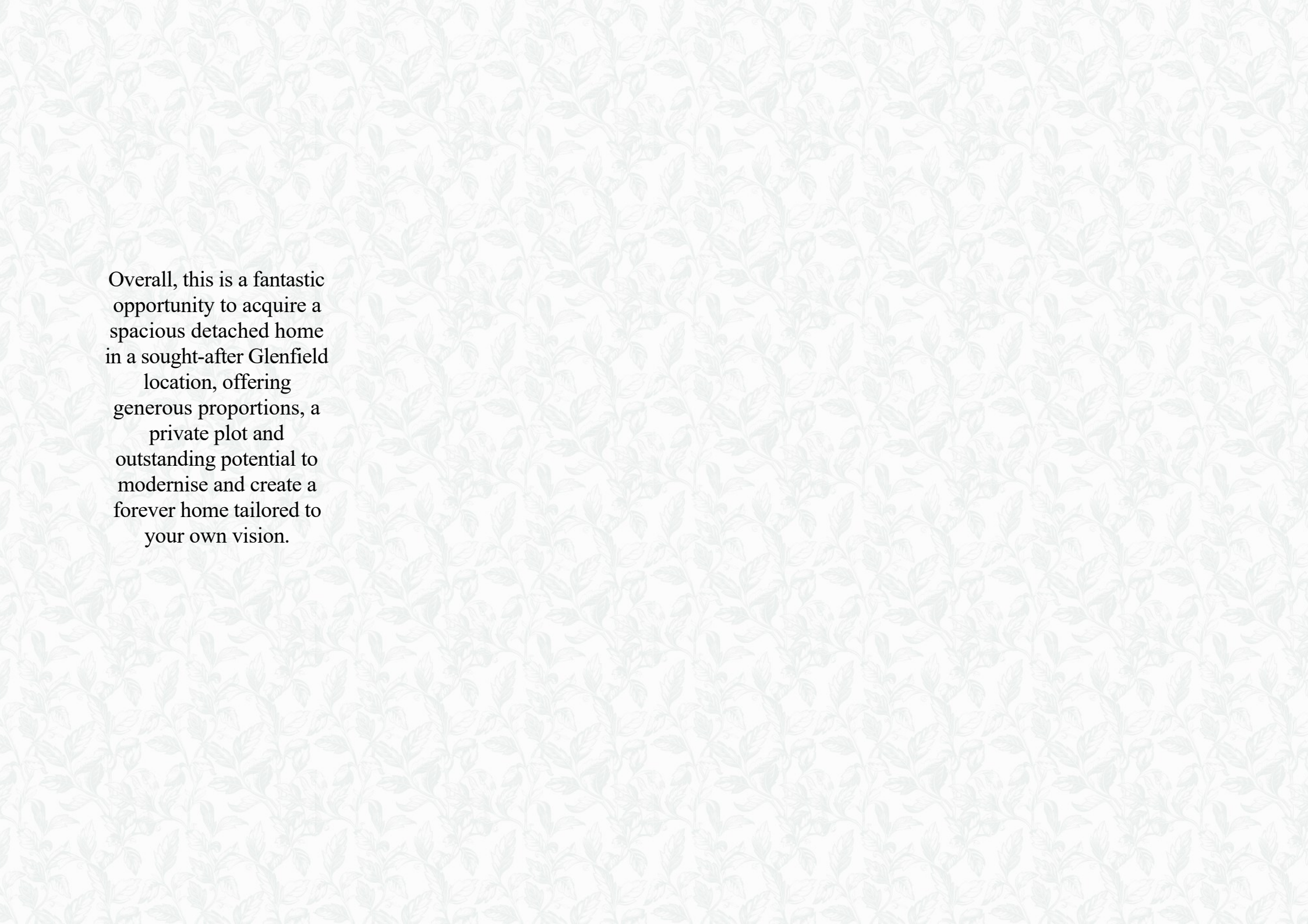


REZIDE



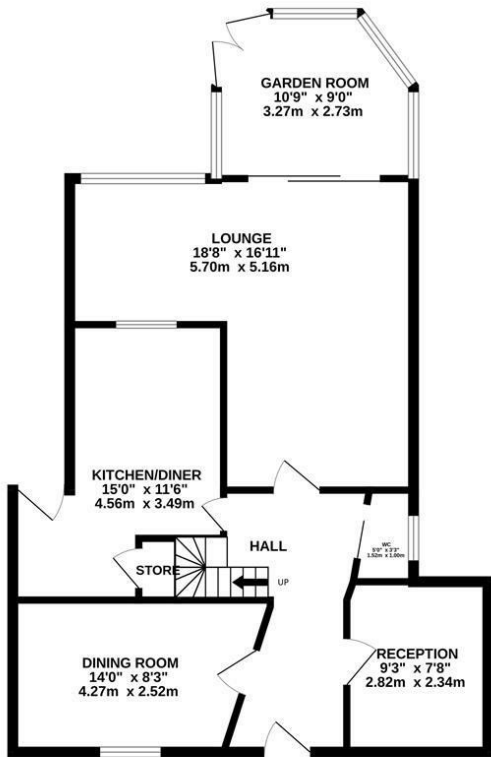
Externally, the rear garden features a generous patio area ideal for outdoor dining, along with a well-maintained lawned space offering plenty of room for families and keen gardeners alike. Not being overlooked to the rear is a particularly appealing feature, enhancing the sense of privacy.

An integral garage can be accessed from both the front and rear of the property, offering further storage, secure parking or potential for conversion (subject to the relevant consents).

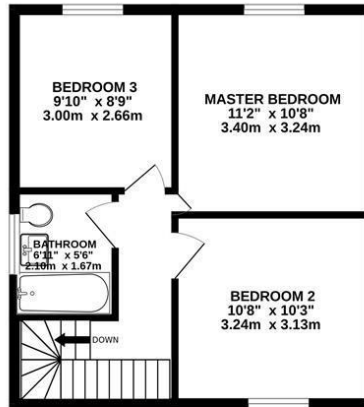


Overall, this is a fantastic opportunity to acquire a spacious detached home in a sought-after Glenfield location, offering generous proportions, a private plot and outstanding potential to modernise and create a forever home tailored to your own vision.

GROUND FLOOR
748 sq.ft. (69.5 sq.m.) approx.



1ST FLOOR
415 sq.ft. (38.5 sq.m.) approx.



TOTAL FLOOR AREA: 1163 sq.ft. (108.1 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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Key Features:

- Substantial three-bedroom detached home set within a quiet and sought-after Glenfield location
- Generous plot offering excellent potential to modernise, extend or reconfigure (subject to permissions)
- Three spacious double bedrooms filled with natural light
- Multiple versatile reception rooms plus conservatory overlooking the garden
- Private rear garden with patio, lawned space and no overlooking neighbours
- Integral garage with front and rear access, driveway parking and superb scope to create a dream family home



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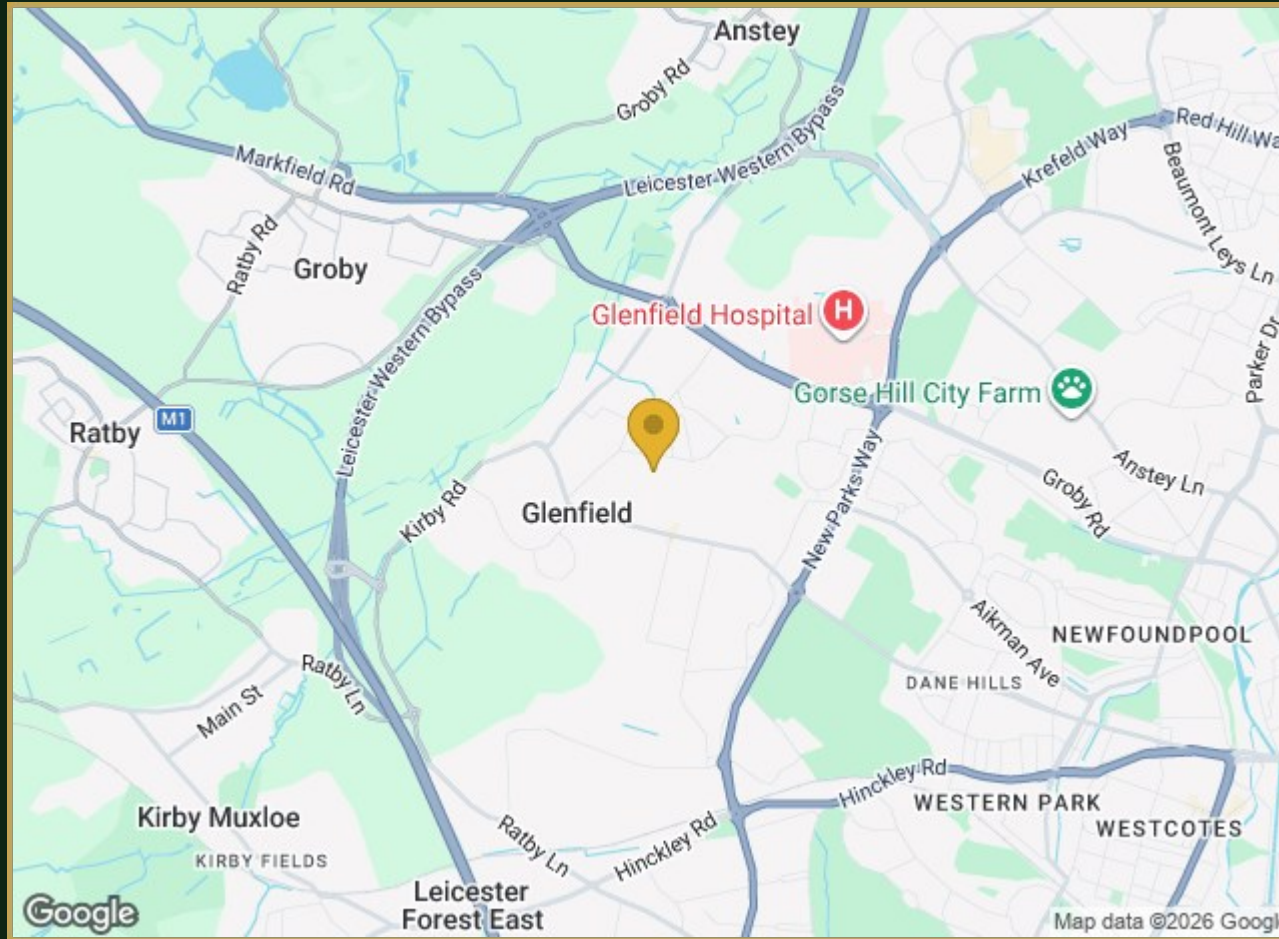
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1163.00 sq ft

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales	EU Directive 2002/91/EC		England & Wales
			EU Directive 2002/91/EC

Property Location



Salcombe Drive is situated within the highly regarded village of Glenfield, a location popular with families and professionals alike due to its excellent amenities and strong community feel. The area offers a range of local shops, supermarkets, cafés and well-regarded schooling, along with convenient access to Glenfield Hospital. For commuters, there are superb transport links nearby including the A46, A50 and M1, providing straightforward routes to Leicester city centre and beyond. With parks, green spaces and countryside walks also close at hand, Glenfield offers an ideal balance of convenience, connectivity and village-style living.

34 Salcombe Drive, Glenfield, Leicestershire, LE3, LE3 8AF