



ELLIS CLOSE


REZIDE
GROUP

OFFERS OVER £225,000
ELLIS CLOSE, GLENFIELD, LEICESTER



Nestled in the sought-after West Leicestershire village of Glenfield, this delightful two-bedroom residence offers an excellent opportunity for first-time buyers or those looking to downsize in the idyllic surroundings of a lovely Leicestershire village. Boasting a desirable corner plot, this property is offered with no chain, streamlining the buying process for prospective homeowners. The home features a block paved driveway and a contemporary hard landscaped garden, creating a stylish and low-maintenance outdoor space that basks in sunlight until the evening.



Approaching this home from Ellis Close, you'll be instantly captivated by its curb appeal, thanks to the block paved driveway and the attractive landscaped front garden enclosed by an elegant brick wall. Step inside under the welcoming canopy storm porch and enter the hallway, which sets the tone for the rest of the property. The hallway provides access to the dining room and leads to the first floor via the staircase. Tiled flooring enhances the charm of the dining room, and an opening leads through to the kitchen area, which boasts practicality and modernity. The kitchen is fitted with a range of wall and base level storage units topped with laminate worksurfaces, featuring an inset stainless steel one and a half bowl sink. Ample space and plumbing for a washing machine, as well as an inset oven with a hob and extractor over, add to the kitchen's functionality. Enjoying dual aspect windows to the front and rear, the kitchen fills the space with natural light, making it a delightful area to prepare meals.

Flowing seamlessly from the dining room, the lounge spans the full depth of the property, exuding a sense of spaciousness and comfort. Soft carpeted flooring adds to the cozy ambiance, and a feature fireplace with a timber mantelpiece and a brick-built surround creates a focal point in the room. Large windows to the front elevation and French double doors leading to the rear garden allow natural light to flood the lounge, making it a bright and inviting space for relaxation and entertaining.





Hotpoint

CORN FLAKES
CORN FLAKES



Ascending to the first floor, you'll find a carpeted landing with a window to the side elevation and a hatch providing access to the loft. The front bedroom is a generous double bedroom featuring a large window to the front aspect, and a fitted storage cupboard over the stairs provides practical storage solutions. At the rear of the property, the second bedroom boasts fitted wardrobes and a double-glazed window overlooking the beautifully landscaped rear garden. The bathroom completes the first floor and is appointed with a contemporary suite, including a panel bath with a shower over, a pedestal wash hand basin, and a low-level flush W.C. Tiling to water-sensitive areas adds a touch of elegance, and an obscured window to the rear aspect ensures privacy and natural light.





Sitting on a generous corner plot, the property showcases a block-paved driveway, complemented by a landscaped front garden enclosed by an attractive brick wall. The rear garden has been professionally landscaped to create a stunning outdoor space featuring tiered patio areas crafted from contemporary grey Indian sandstone, railway sleepers, and gravel. This low-maintenance garden enjoys abundant sunshine throughout the day, making it the perfect setting for hosting gatherings with family and friends or relaxing in peace and tranquility.

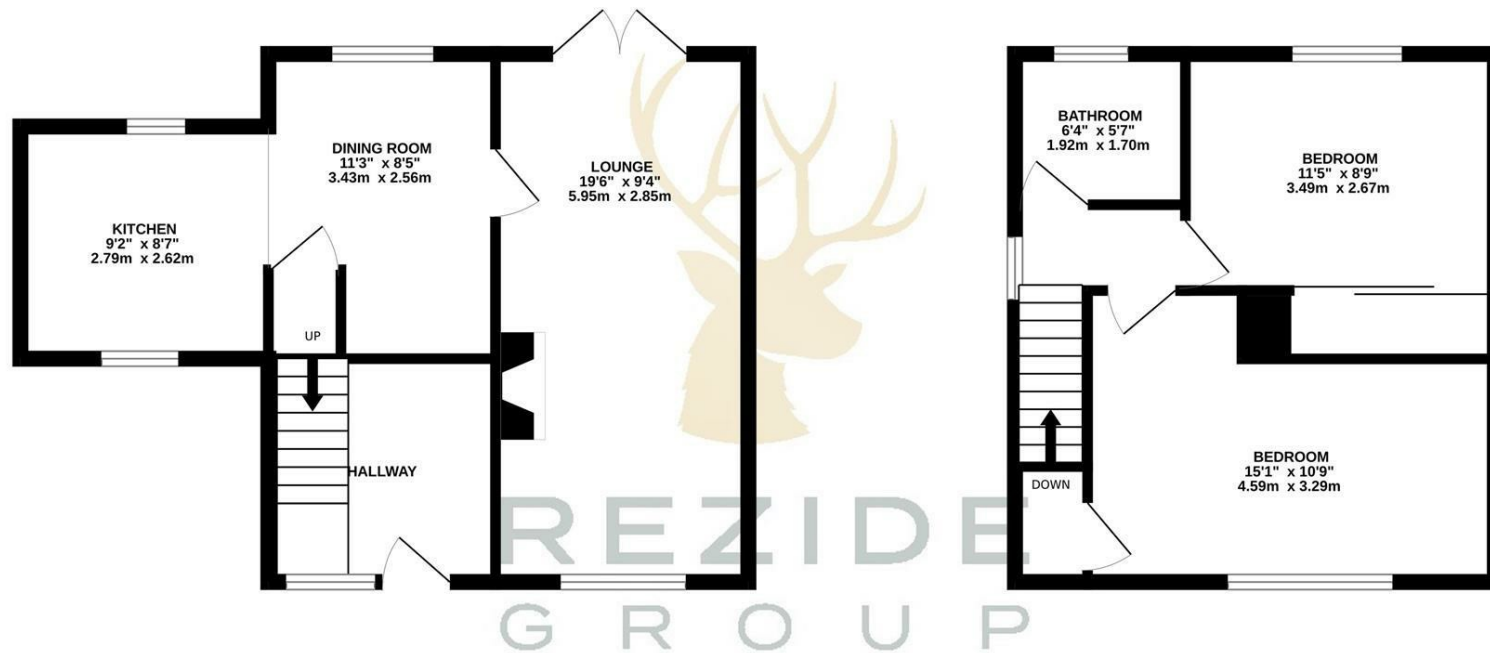
In summary, this charming two-bedroom residence in Glenfield village offers a wonderful opportunity for those seeking a cozy and well-located home. The property's corner plot position, no-chain status, and contemporary hard landscaped garden enhance its appeal, making it a desirable option for first-time buyers or those seeking to downsize. With its stylish interior, delightful outdoor space, and convenient location within the picturesque West Leicestershire village of Glenfield, this residence presents an inviting and comfortable haven for its new owners to call home.



PLOT PLAN FOR GUIDANCE ONLY

GROUND FLOOR
418 sq.ft. (38.9 sq.m.) approx.

1ST FLOOR
343 sq.ft. (31.8 sq.m.) approx.



TOTAL FLOOR AREA : 761 sq.ft. (70.7 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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