



89 Leicester Road
Glenfield, LE3 8HF

£380,000

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A traditional 1930's bay front much extended 4 bedroom semi-detached family home in prime non-estate location close to excellent amenities, shops, schools and major road links. The property benefits from full gas central heating (5yr old boiler), double glazing, splendid kitchen and bathrooms. The accommodation briefly comprises on the ground floor, entrance hall with Karndean flooring, shower room, 15' lounge, 20' sitting room, 23' kitchen-diner with appliances, walk-in pantry store. Upstairs, landing, 4 bedrooms, 15' bathroom with roll top bath and separate shower cubicle. Long driveway for several cars, 100' private South facing gardens to rear. Early viewing highly recommended! Freehold

Entrance Hall

Stained glass entrance door, Karndean flooring, radiator, stairs to first floor.

Shower Room

UPVC double glazed opaque window, wash hand basin, wc, heated towel rail, electric shower, extractor fan.

Lounge

15'5 x 11'8 (4.70m x 3.56m)

UPVC double glazed bay window to front, radiator, exposed floor boards, coving to ceiling, cast iron open grate fireplace set in wooden surround.

Sitting Room

20'6 x 11' (6.25m x 3.35m)

UPVC double glazed large picture window, two radiators, picture rail, solid Oak wood floor, cast iron open grate fireplace.

Kitchen-Diner

23'9 x 15'2 (7.24m x 4.62m)

UPVC double glazed French doors to rear, flagstone tiled floor, radiator, fitted with a range of base, drawer & eye level units, enamel Belfast sink unit, range cooker, integrated dishwasher. Free standing fridge/freezer.

Utility Room

Tiled floor, fitted with base units, work surface, provision for washing machine, wall mounted Baxi combination boiler.

Landing

Fitted carpet, access to boarded loft with retractable ladder.

Bedroom One

13'6 x 10'6 (4.11m x 3.20m)

UPVC double glazed window to front, fitted carpet, radiator, picture rail, two sets of built-in floor to ceiling wardrobes.

Bedroom Two

12'10 x 10'10 (3.91m x 3.30m)

UPVC double glazed window to rear, fitted carpet, radiator, picture rail, recessed spotlights, feature fireplace.

Bedroom Three

9'6 x 9' (2.90m x 2.74m)

UPVC double glazed window to front, fitted carpet, picture rail, radiator, recessed spotlights.

Bedroom Four

14' x 8' (4.27m x 2.44m)

UPVC double glazed window to front, fitted carpet, radiator, V-lux window.

Bathroom

15'2 x 8'3 (4.62m x 2.51m)

UPVC double glazed opaque window to rear, radiator, laminate floor, V-lux skylight, free standing roll top claw foot bath, walk-in shower enclosure, mains shower, pedestal wash hand basin, wc.

Outside

The front of the property has parking for at least 4 cars, hedged boundaries.

The private rear garden approx 100' has patio, lawn, mature fruit trees, fully fenced and hedged boundaries.

Glenfield

Glenfield is a popular large village 5 miles to the West of Leicester city centre with a population of approx 9,500. There are two well regarded primary schools, three pubs, St Peters church and a range of local shopping facilities including a relatively new Morrison's store on Station Road. There is nearby open countryside including Bradgate Park and Gynsills conservation area. There is easy access to M1, A46 & A50 main routes. Glenfield General Hospital & Leics County Council are two large employers. Glenfield is mentioned in the Domesday book of 1086 and is also famous for its now defunct railway tunnel built by Stevenson and once the longest in the world. Regular bus services into Leicester serve the village and Leicester train station is approx 5 miles away.

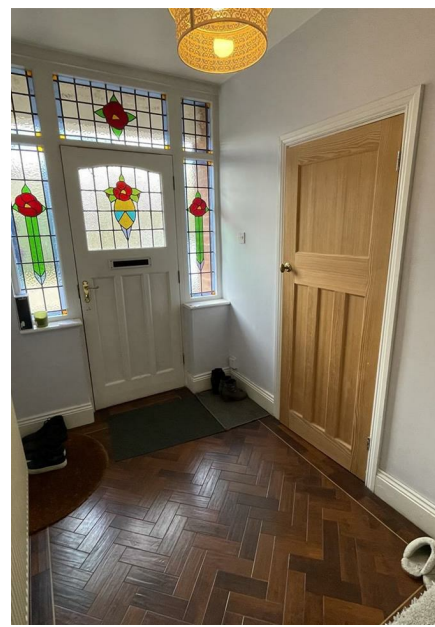
Local Authority & Council Tax Info (Blaby)

This property falls within Blaby District Council (blaby.gov.uk)

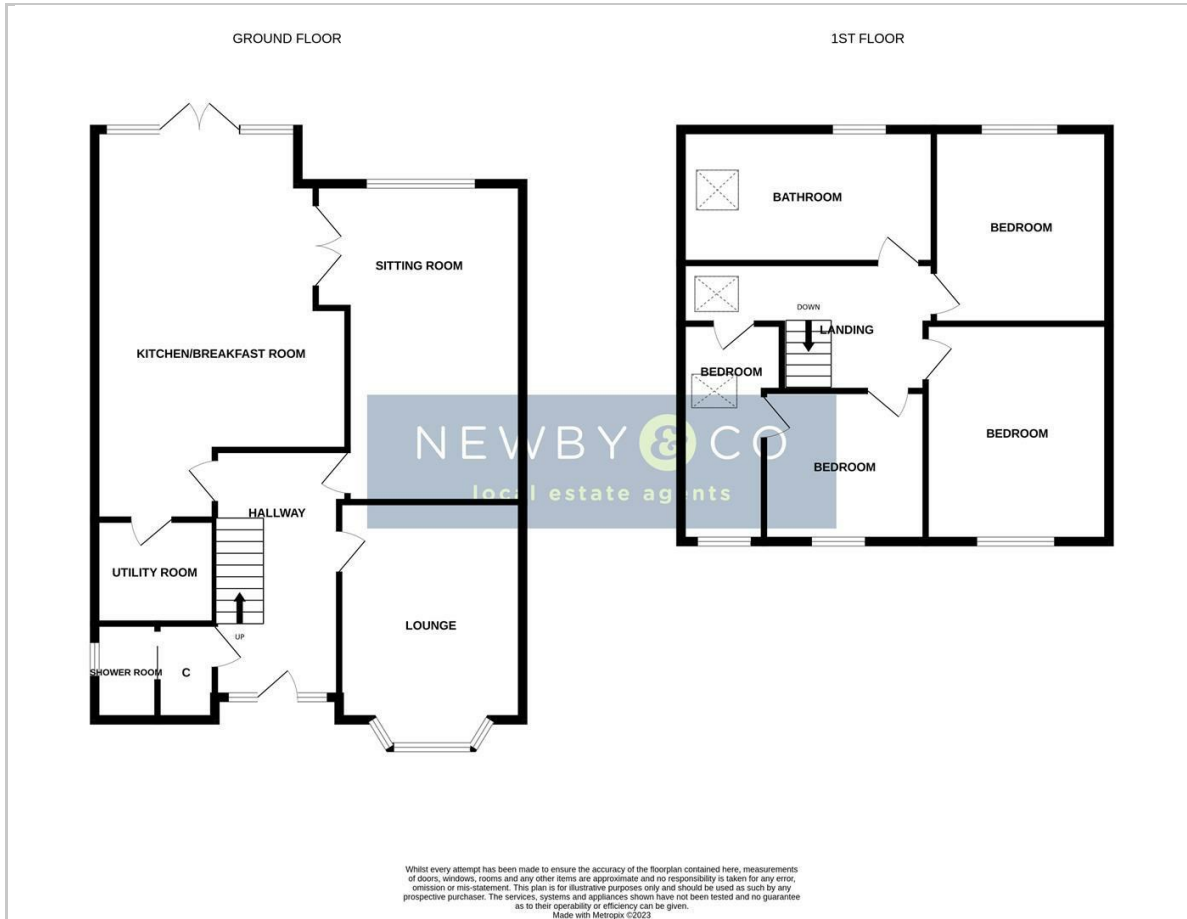
It has a Council Tax Band of D which means a charge of £2267.45 for tax year ending March 2025

Please note: When a property changes ownership local authorities do reserve the right to re-calculate council tax bands.

For more information regarding school catchment areas please go to www.leicestershire.gov.uk/education-and-children/schools-colleges-and-academies/find-a-school



Floor Plan

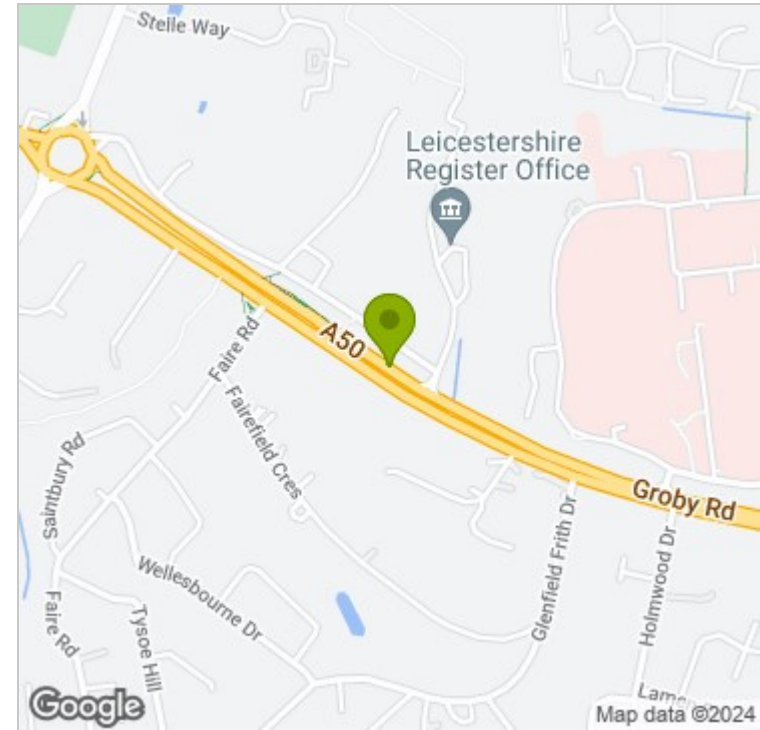


Viewing

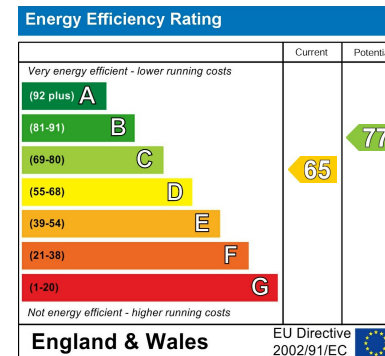
Please contact our Glenfield Office on 0116 2990 990 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph



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