

19 Slatewalk Way
Glenfield, LE3 8HQ

£495,000



19 Slatewalk Way

Glenfield, Leicester, LE3 8HQ

A well presented and especially spacious 4 bedroom detached family home situated in the popular Glenfield Park development within easy reach of local amenities including well regarded schools, shops and major road links such as A46, A50 & M1. The property, built in 2014, benefits from full gas central heating, UPVC double glazing, cavity wall insulation, well appointed kitchen. The family sized accommodation comprises of entrance hall, cloaks/wc, lounge, separate dining room, 20' living-kitchen, utility room. Upstairs, landing, 4 generous sized bedrooms, en-suite bathroom, family bathroom. Extensive driveway, double garage. Good sized private gardens to rear - a lovely house maintained to the highest of standards. immediate vacant possession - No chain! Freehold

Entrance Hall

A bright spacious welcoming entrance hall which is set right in the centre of the house providing a pleasing flow to the generous family sized ground floor accommodation. Composite entrance door, tiled flooring, carpeted dog leg stairs to first floor, large cloaks cupboard.

Cloaks/wc

Tiled floor, wash hand basin, wc, radiator, extractor fan.

Lounge

17'10 x 12'4 (5.44m x 3.76m)

A good sized living room with bay window facing the front aspect. UPVC double glazed bay window, fitted neutral carpet, two radiators, two central ceiling lights.

Dining Room

12'6 x 9'9 (3.81m x 2.97m)

UPVC double glazed French doors and side panels to rear gardens, twin doors to kitchen, radiator, fitted neutral carpet.

Living Kitchen

20'6 x 12'10 (6.25m x 3.91m)

A fabulous well appointed living kitchen which would be the hub of family life. UPVC double glazed French doors and side panels to rear gardens, UPVC double glazed window to rear, tiled floor, radiator, spotlights to ceiling. Well appointed with a modern range of storage options and appliances, a wealth of work tops and a breakfast bar with stools. Base, drawer and eye level units, work surfaces with upstands, one-and-a-half bowl stainless steel sink unit with mixer taps. Appliances include a built-in fan-assisted electric double oven, 6 ring gas hob with extractor hood, integrated dishwasher, fridge/freezer.

Utility Room

9'6 x 5'8 (2.90m x 1.73m)

UPVC double glazed door to side, additional storage and worktops, plumbing for washing machine, tiled floor.

First Floor Landing

A spacious galleried landing, fitted neutral carpet, access to loft, airing cupboard housing cylinder.

Bedroom One

20'6 x 14'8 (6.25m x 4.47m)

A splendid particularly spacious master bedroom suite with e wealth of storage. UPVC double glazed bay window to front, two additional UPVC double glazed windows, two radiators, fitted neutral carpet, two large sets of modern built-in wardrobes.

En-suite Shower Room

9'8 x 7'10 (2.95m x 2.39m)

UPVC double glazed opaque window to side, heated towel rail, panelled double-ended bath, fully tiled walk-in shower enclosure with mains shower, two pedestal wash hand basins, wc, extractor fan, spotlights to ceiling, vinyl flooring, half-tiled walls.

Bedroom Two

12'8 x 11'10 (3.86m x 3.61m)

Another generous double bedroom with a wealth of fitted storage. UPVC double glazed window to front, fitted carpet, radiator, built-in wardrobes.

Bedroom Three

12'8 x 12'6 (3.86m x 3.81m)

Another generous double bedroom with a wealth of fitted storage. Two UPVC double glazed windows to rear, fitted carpet, radiator, built-in wardrobes.

Bedroom Four

13'x 11'10 (3.96mx 3.61m)

Two UPVC double glazed windows to rear, fitted carpet, radiator, built-in wardrobes.

Bathroom

10' x 5'6 (3.05m x 1.68m)

UPVC double glazed opaque window, towel rail, panelled bath, walk-in shower enclosure, pedestal wash hand basin, wc.

Outside

The front garden is blocked paved for ease of maintenance and additional parking, tarmac driveway leading to double garage (18' x 15') with up & over door light & power.

The rear garden

Local Authority & Council Tax Info (Blaby)

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

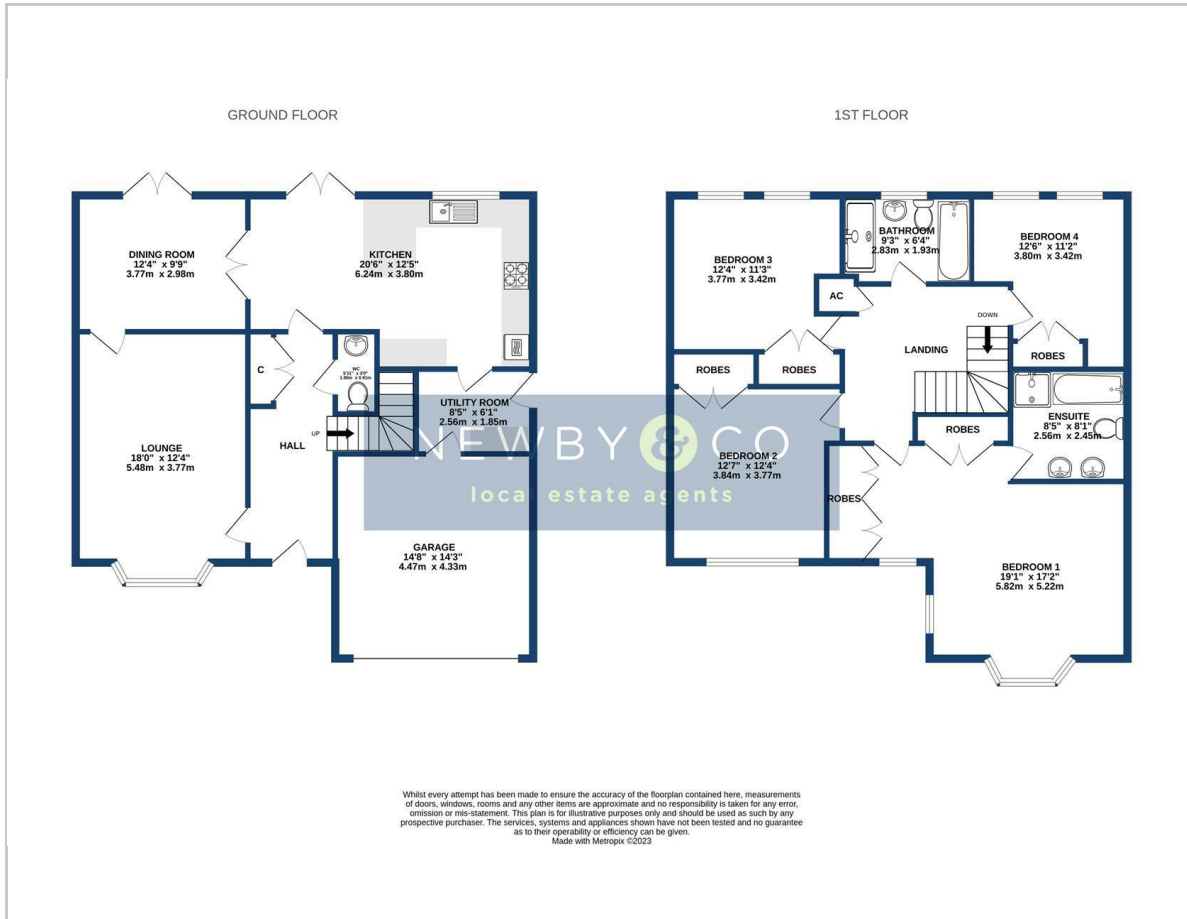
It has a Council Tax Band of F which means a charge of £3275.19 for tax year ending March 2025

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

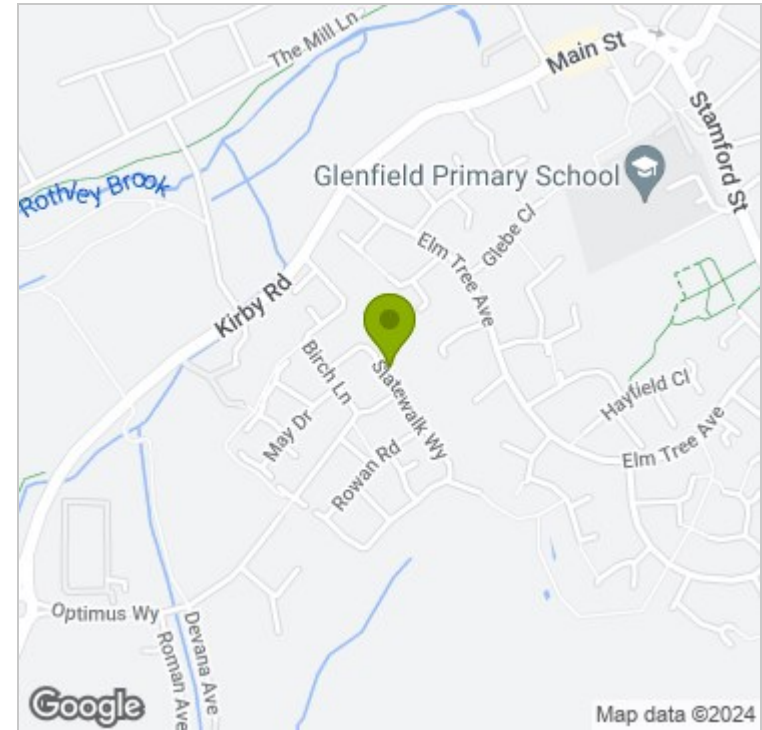


Viewing

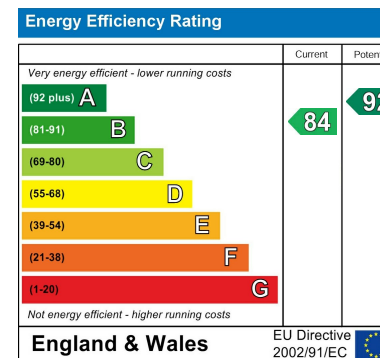
Please contact our Glenfield Office on 0116 2990 990 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Area Map



Energy Efficiency Graph



88 Faire Road, Glenfield,
Leics, LE3 8ED
Tel: 0116 2990 990
Email: sales@newbyandco.co.uk
newbyandco.co.uk



NEWBY & CO
local estate agents