



18 Wellesbourne Drive  
Glenfield, LE3 8PN

£330,000



# 18 Wellesbourne Drive

Glenfield, Leicester, LE3 8PN

A traditional double bay fronted 3 bed semi detached family house originally built by Jelsons in the mid 1950's and significantly improved and extended. The house is situated just a short walk from the highly regarded Hall County Primary school and well placed for all of Glenfield's excellent amenities and major road links. Good sized family accommodation benefits from full gas central heating (4 year old Worcester combi boiler), UPVC double glazing, pvc fascias to main roof. On the ground floor, entrance hall, lounge, sitting room, 17' kitchen/diner. Upstairs, landing, 3 bedrooms, refitted bathroom. Outside, 3 car driveway, integral garage, private 100' rear gardens. Viewing highly recommended! Freehold. Council Tax Band C

## Entrance Hall

UPVC entrance door, UPVC double glazed window, original polished solid oak flooring, carpeted stairs to first floor, under-stairs cloaks cupboard and a meter cupboard, radiator.

## Lounge

14'3 x 11' (4.34m x 3.35m)

A good sized front reception room with deep bay window. UPVC double glazed bay window to front, radiator, laminate flooring, two low cabinets.

## Sitting Room

14'2 x 10'10 (4.32m x 3.30m)

A delightful rear facing second reception room, ideal if partners have different TV viewing habits! Laminate flooring, electric fire, aluminium double glazed bi-fold doors opening out to the rear gardens.

## Kitchen/Diner

17'3 x 13'6 (5.26m x 4.11m)

A fabulous, spacious living kitchen/diner. UPVC double glazed French doors to rear, UPVC double glazed single door to side, UPVC double glazed window to rear, tiled flooring. Fitted with a range of base, drawer & eye level units, ample work surfaces with tiled surrounds. Built-in electric double oven, 5 ring gas hob with extractor hood, two radiators. Provision for washing machine, dishwasher and space for tall fridge/freezer, spotlights to ceiling, door to integral garage.

## First Floor Landing

UPVC double glazed opaque window to side, fitted carpet, access to part boarded loft which also houses the Worcester Bosch combi central heating boiler (approx 4 years old & serviced December 2022).

## Bedroom One

13'6 x 11' (4.11m x 3.35m)

UPVC double glazed window to rear, fitted carpet, radiator, full height wall to wall fitted wardrobes plus low level cabinets and drawers.

## Bedroom Two

13'7 x 9'9 (4.14m x 2.97m)

UPVC double glazed bay window to front, laminate flooring, radiator, fitted wardrobes and shelving.

## Bedroom Three

8'2 x 7'2 (2.49m x 2.18m)

UPVC double glazed window to front, fitted carpet, radiator.

## Bathroom

8'4 x 6'6 (2.54m x 1.98m)

UPVC double glazed opaque window, chrome heated towel rail, solid wood flooring, mainly tiled walls, shaped shower bath with mains shower over & glass screen, contemporary wash hand basin, wc, spotlights to ceiling, extractor fan.

## Outside

The front of the property has a driveway leading to single integral garage (16' x 10') with electric roller shutter door, light & power, two UPVC double glazed windows to side.

The private generously sized rear garden is approx 100' long and comprises of paved patio, decking and lawns, well stocked borders, summerhouse, timber shed, fully fenced 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.

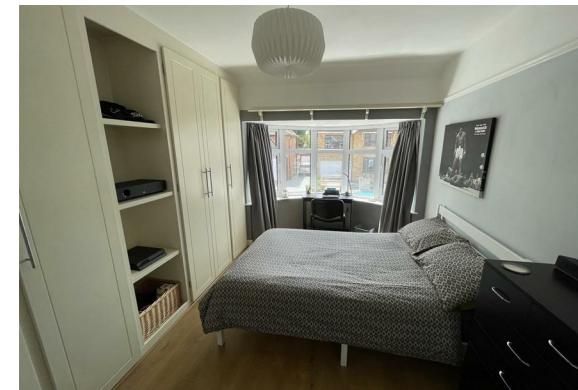
## Local Authority & Council Tax Info (Blaby)

This property falls within Blaby District Council ([blaby.gov.uk](http://blaby.gov.uk))

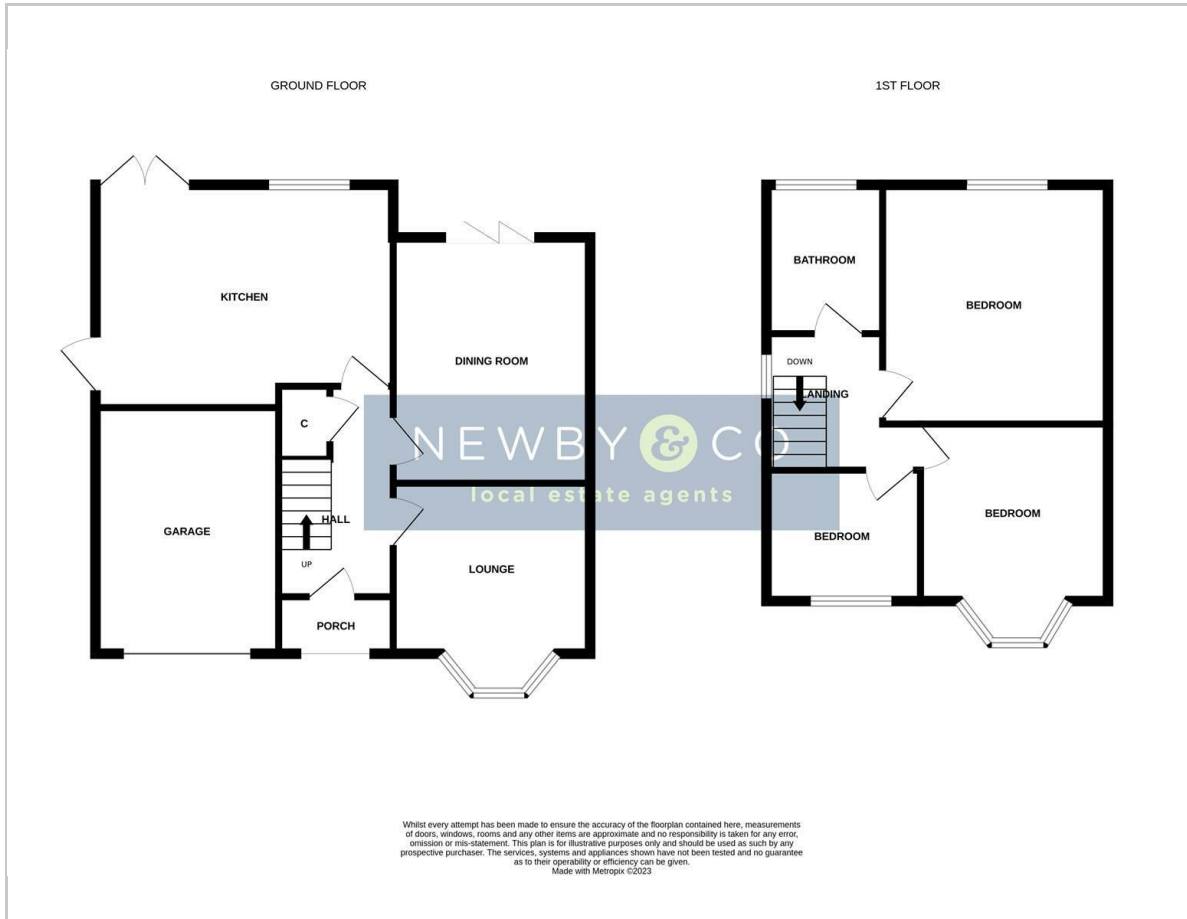
It has a Council Tax Band of C which means a charge of £1,924.58 for tax year ending March 2024

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](http://www.leicestershire.gov.uk/education-and-children/schools-colleges-and-academies/find-a-school)



## Floor Plan

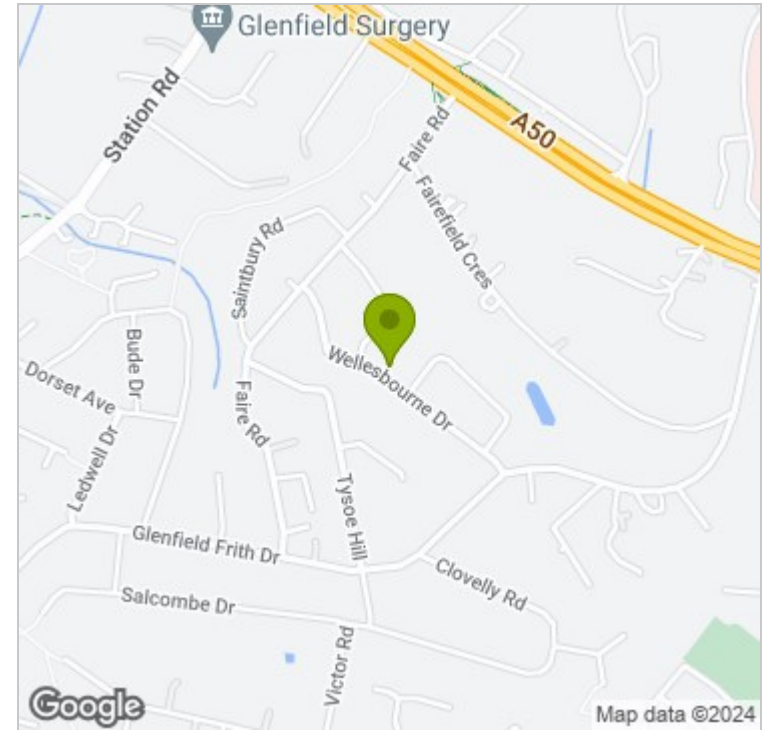


## Viewing

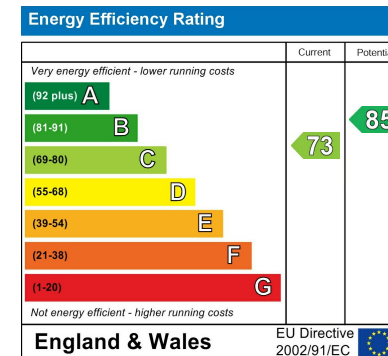
Please contact our Glenfield Office on 0116 2990 990 if you wish to arrange a viewing appointment for this property or require further information.

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## Area Map



## Energy Efficiency Graph



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



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