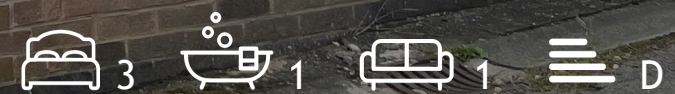


34 Pine Road
Glenfield, LE3 8DH

£270,000



34 Pine Road

Glenfield, Leicester, LE3 8DH

A traditional double bay fronted 3 bedroom detached house in non-estate location offering plenty of scope for further modernisation and/or extension (subject to usual consent) Full gas central heating (boiler approx 3 years old) UPVC double glazing offered for sale with immediate vacant possession - no upward chain. The accommodation comprises of porch, hall, lounge, kitchen-diner, study/lobby, conservatory/wc. Upstairs, landing, 3 bedrooms, bathroom with white suite. Gardens to front and rear, driveway to 20' garage. Freehold. Council tax band C.

Porch

Aluminium sliding entrance doors and a tiled floor.

Entrance Hall

Hardwood/glazed inner door, two UPVC double glazed windows to side, stairs to first floor, carpet, radiator.

Lounge

15'6 x 12' (4.72m x 3.66m)

A generous sized living room with dual aspect. UPVC double glazed bay window to front, UPVC double glazed window to side, radiator, fitted carpet, gas fire set in fireplace, coving to ceiling.

Kitchen-Diner

12' x 10' (3.66m x 3.05m)

UPVC double glazed windows to rear and side, vinyl flooring, radiator. Fitted with a range of base, drawer & eye level units, work surfaces with tiled surrounds, stainless steel sink unit with mixer taps. Provision for cooker and washing machine.

Study/Lobby

UPVC double glazed door to Garden Room, radiator, large under-stairs store.

Lean to Garden Room

UPVC double glazed construction with brick base and polycarbonate roof. Radiator, UPVC double glazed door to garden. Separate WC.

First Floor: Landing

UPVC double glazed window to side, fitted carpet, coving to ceiling.

Bedroom One

15'10 x 11'10 (4.83m x 3.61m)

A generous sized double bedroom. UPVC double glazed bay window to front, radiator, fitted carpet, coving to ceiling.

Bedroom Two

12'10 x 10' (3.91m x 3.05m)

UPVC double glazed window to rear, radiator, fitted carpet, built-in wardrobes, airing cupboard housing Worcester combination boiler.

Bedroom Three

9' x 6'2 (2.74m x 1.88m)

UPVC double glazed window to front, fitted carpet, radiator, built-in storage.

Bathroom

6'4 x 6'1 (1.93m x 1.85m)

UPVC double glazed opaque window, radiator, fully tiled walls, panelled bath with electric shower over, pedestal wash hand basin, wc, access to loft.

Outside

The front of the property has a garden area with shrubs and a low walled boundary. To the side of the property is a tarmac driveway leading to a single detached brick built garage (20' x 10').

The rear garden approx 65' has patio, lawn, summerhouse, greenhouse, external water tap, 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)

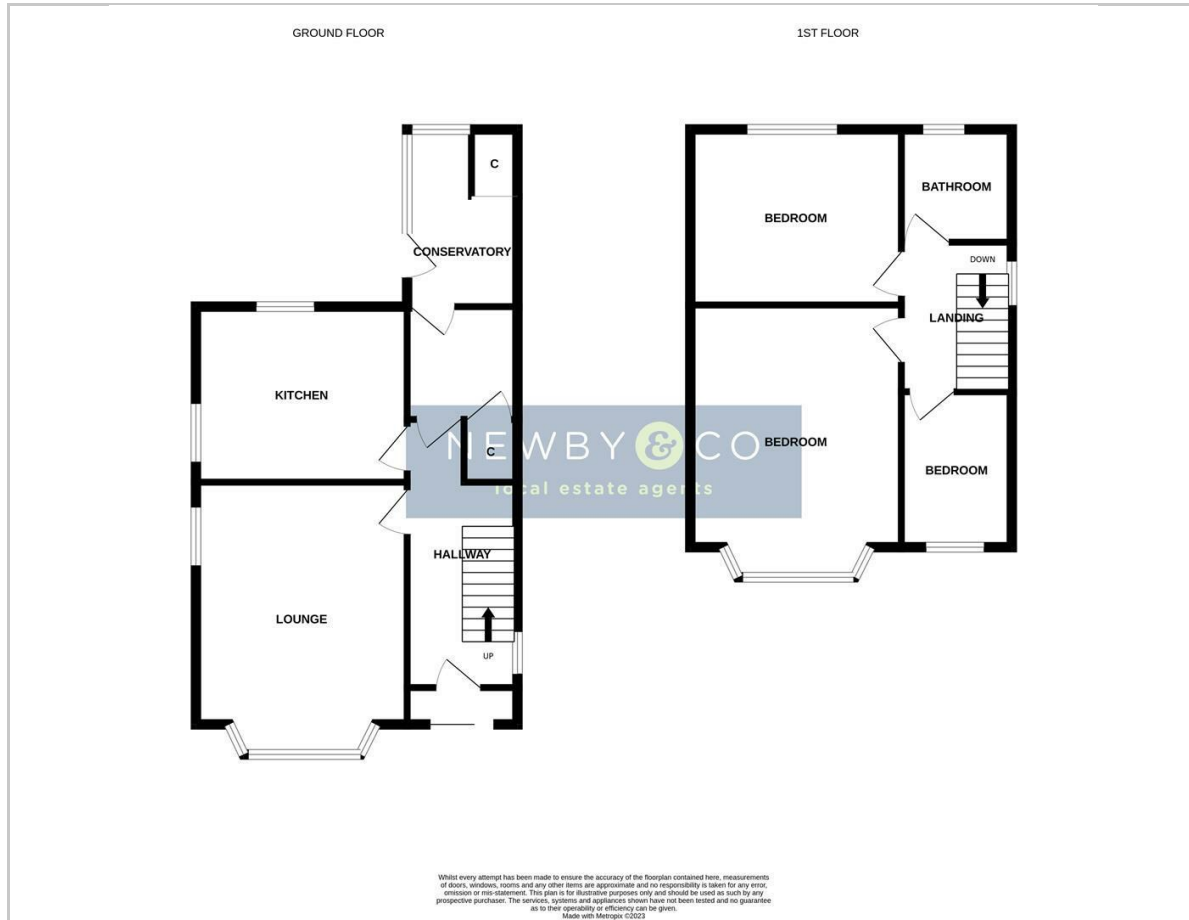
It has a Council Tax Band of C which means a charge of £2015.51 for tax year ending March 2025

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

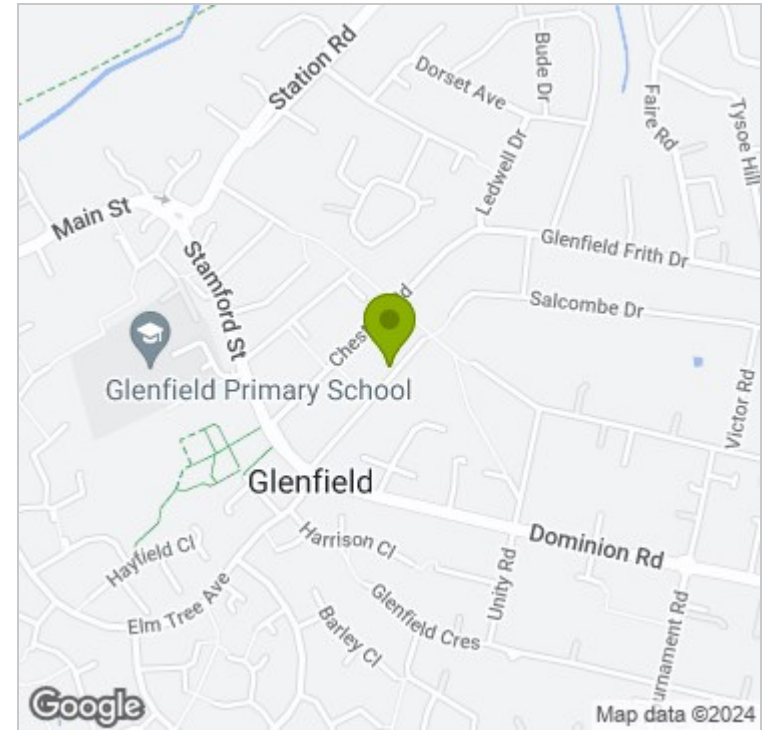


Viewing

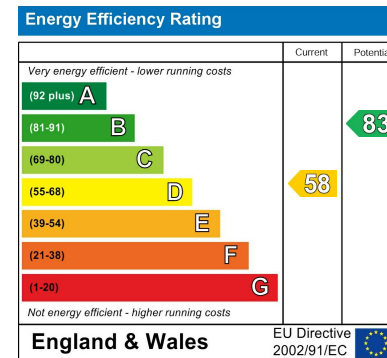
Please contact our Glenfield Office on 0116 2990 990 if you wish to arrange a viewing appointment for this property or require further information.

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



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