



4 Elizabeth Court The Square  
Glenfield, LE3 8DQ

£215,000



## 4 Elizabeth Court The

Glenfield, Leicester, LE3 8DQ

A well presented modern 2 bedroom mews style mid town house built 1977 and situated in central village location close to excellent amenities including Morrisons store, schools, shops and bus routes. The property benefits from full gas central heating (boiler just serviced) UPVC double glazing, modern fitted kitchen & shower room. The tastefully decorated accommodation with new carpets throughout comprises of porch, spacious lounge, kitchen- diner with oven/hob. Upstairs, landing, 2 good sized bedrooms, modern shower room. Gardens to front & rear & garage to rear. Ideal First Time Buy, downsizer or investment purchase. Highly recommended! Freehold with no upward chain. Council Tax Band B

### Entrance Porch

A good sized porch with woodgrain UPVC double glazed entrance door, fitted carpet. New electric consumer unit fitted 2022)

### Lounge

14'11" x 13'9" (4.56m x 4.20m)

A spacious living room. UPVC double glazed window to front, newly fitted carpet, two radiators, stairs to first floor.

### Kitchen-Diner

13'8" x 8'11" (4.19m x 2.72m)

UPVC double glazed window and door to rear, radiator, wall mounted Glowworm central heating boiler (serviced 4/12/23). Fitted with a modern white range of base, drawer & eye level units, tall storage units, work surfaces with tiled surrounds, one and a half bowl composite sink unit with mixer taps, built-in electric oven and gas hob with extractor fan. Ample room for table and chairs.

### First Floor Landing

Newly fitted carpet, access to loft, radiator.

### Bedroom One

13'8" x 11'3" (4.18m x 3.45m)

A generous double bedroom. Two UPVC double glazed windows to front, newly fitted carpet, two radiators.

### Bedroom Two

9'0" x 6'10" (2.75m x 2.10m)

UPVC double glazed window to rear, fitted carpet, radiator, airing cupboard housing cylinder.

### Shower Room

6'6" x 5'5" (2.00m x 1.67m)

UPVC double glazed opaque window, chrome heated towel rail, tiled floor, fully

tiled walls, spotlights to ceiling. Fitted with a modern white suite of walk-in shower enclosure with twin head mains shower, vanity wash hand basin, wc.

### Outside

Paved forecourt garden to front.

Block paved walled courtyard garden to rear with small planting area. Wrought iron gates into the courtyard allow it to be used as addition car standing if required.

Garage in a block to rear - 3rd from the left with a new up-and-over door.

### 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.

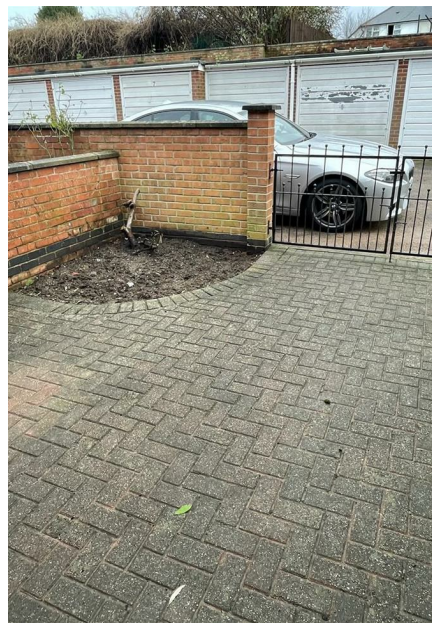
### Local Authority & Council Tax Info (Blaby)

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

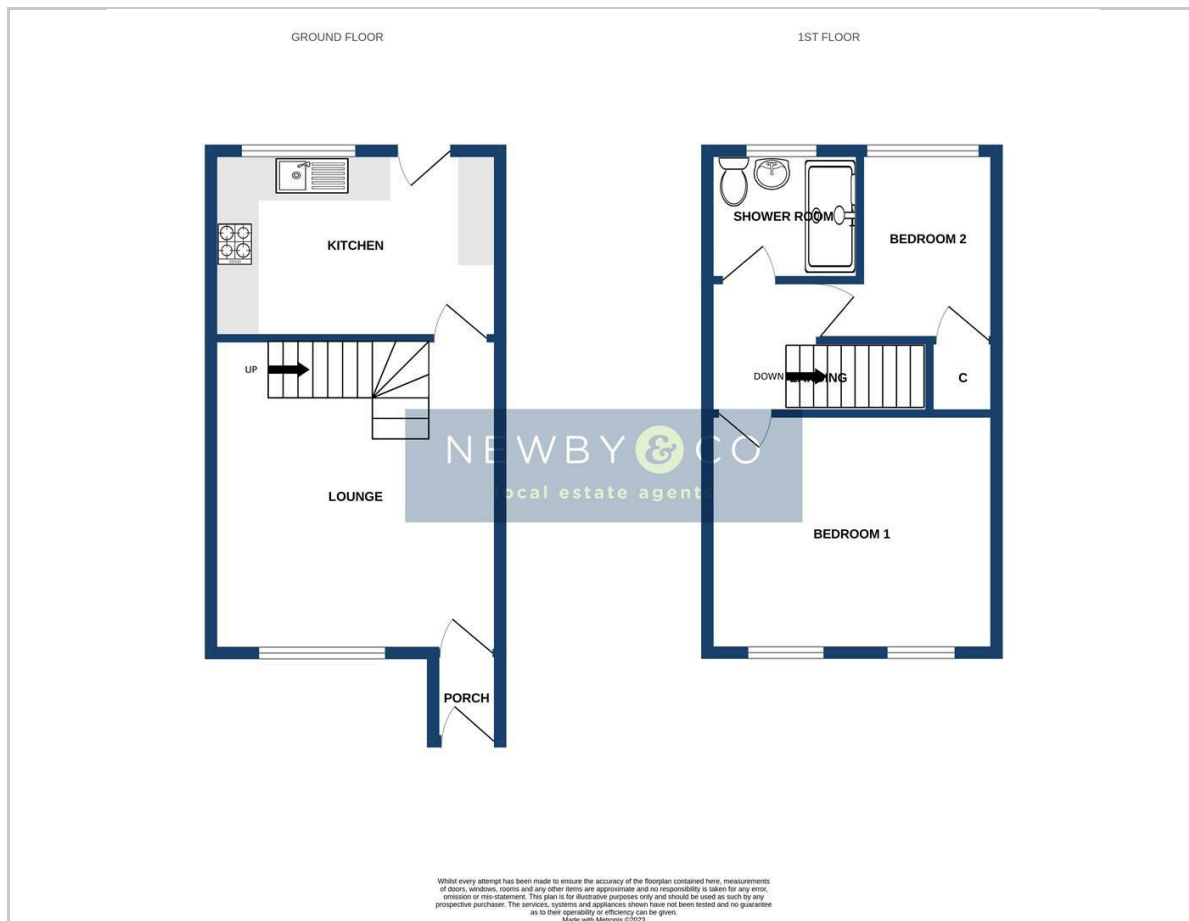
It has a Council Tax Band of B which means a charge of £1684.01 for tax year ending March 2024

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

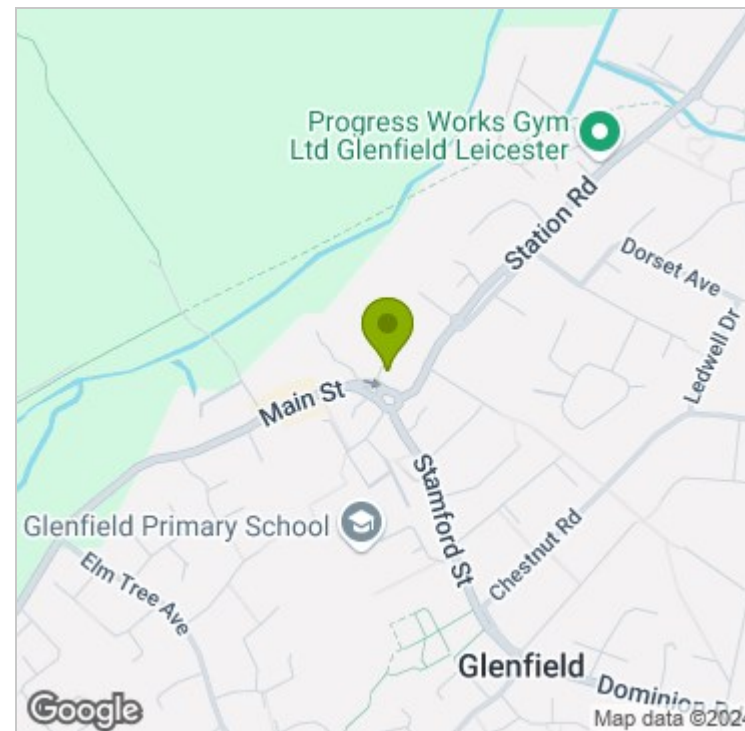


## Viewing

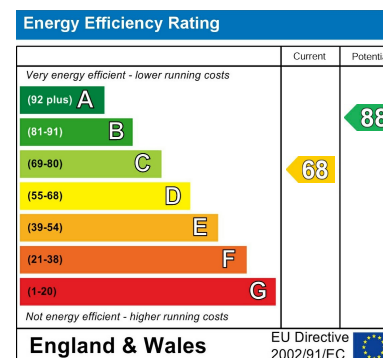
Please contact our Glenfield Office on 0116 2990 990 if you wish to arrange a viewing appointment for this property or require further information.

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