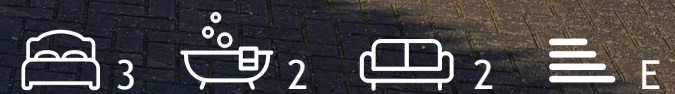




41 Fairefield Crescent  
Glenfield, LE3 8EJ

£575,000





# 41 Fairefield Crescent

Glenfield, Leicester, LE3 8EJ

This attractive detached dormer property offers flexible 2/3 bedroom accommodation on one of the most sought after streets in Glenfield close to a well regarded primary school and within easy reach of excellent local amenities, Glenfield Hospital, shops and major road links. The property has been much improved and well maintained in recent years to include full gas central heating (Worcester boiler), UPVC double glazing, two delightful reception rooms and a fully fitted modern kitchen with a full range of Bosch appliances. The spacious flexible accommodation comprises porch, hall, 23' dual aspect lounge, dining room, 17' breakfast kitchen, utility room, bed 3/office. shower room & cloaks/wc. Upstairs landing, two really spacious bedrooms with a wealth of storage in both and en-suite bathroom to master. Extensive driveway, garage and mature established landscaped South-West facing 100' rear gardens. Early viewing highly recommended. Freehold. Council Tax Band F

## Entrance Porch

Woodgrain UPVC double glazed entrance door, tiled floor.

## Entrance Hall

Timber/glazed inner door, herringbone solid oak flooring, carpeted dog-leg stairs to first floor, UPVC double glazed opaque window at stair turn, double radiator, ornate cornice to ceiling, large under-stairs storage cupboard.

## Cloaks/wc & Shower Room

Shower room with UPVC double glazed opaque window, fully tiled shower cubicle with mains shower, vanity wash hand basin, tiled floor and fully tiled walls, heated towel rail, extractor fan. Separate cloaks/WC with UPVC double glazed opaque window, tiled floor, half-tiled walls.

## Lounge

23'7" x 16'2" (7.21m x 4.93m)

A delightful dual aspect lounge enjoying superb views over the splendid rear gardens. Two UPVC double glazed windows to side aspect, UPVC double glazed deep bay window to rear, French doors to rear. This living room is tastefully decorated having dado rails, ornate cornice to ceiling, neutral fitted carpet, two double radiators, living flame coal effect gas fire set in an attractive limestone fireplace.

## Dining Room

14'11" x 13'0" (4.57m x 3.97m)

UPVC double glazed deep bay window to front aspect, neutral fitted carpet, double radiator, dado rails, ornate cornice to ceiling.

## Breakfast-Kitchen

17'5" x 12'2" (5.31m x 3.72m)

Two UPVC double glazed windows to rear aspect, tiled floor, double radiator. Fitted with a range of quality base, drawer and eye level units, a wealth of work surfaces with tiled surrounds, enamel one-and-a-half bowl sink unit with mixer taps. Appliances include Bosch electric fan assisted oven, gas hob with extractor hood, integrated fridge, dishwasher and microwave. This kitchen provides an abundance of storage and space in the centre for a table.

## Office/Bedroom 3

15'1" x 7'10" (4.60m x 2.40m)

UPVC double glazed window to front, laminate flooring, double radiator.

## Utility Room

10'1" x 9'1" (3.08m x 2.77m)

UPVC double glazed door and window to rear, tiled flooring to match the adjacent kitchen, stainless steel sink unit with mixer taps, integrated fridge/freezer. A range of base and drawer units to match the kitchen, work surfaces with tiled splashbacks, wall mounted Worcester combination boiler concealed in tall unit. Heated towel rail. Door to integral garage.

## 1st Floor: Landing

The stairs from the hall lead to a landing with fitted carpet, mirror fronted shelved storage cupboard.

## Bedroom One

18'3" x 16'11" (5.57m x 5.16m)

A really generous double bedroom with so much storage! UPVC double glazed windows to front & rear, neutral fitted carpet, double radiator, spotlights to ceiling, a wealth of built-in wardrobes, dressing table, shelved display niche.

## En-suite Bathroom

An en-suite bathroom off the main bedroom, mainly tiled walls, double radiator, V-lux double glazed skylight, fitted with a suite of large corner bath, pedestal wash hand basin, wc, large walk-in storage cupboard, airing cupboard.

## Bedroom Two

28'8" x 12'9" (8.75 x 3.90)

Another really good sized bedroom and even more storage! Four double glazed V-Lux skylights, fitted carpet, double radiator. A wealth of built-in wardrobes including eaves storage.

## Outside

The front of the property has driveway providing ample off road parking for several vehicles, leading to single integral garage (15'2 x 9') with light & power.

The splendid well established mature rear garden is South-West facing, approx 100' long and full of mature shrubs, trees and plants. There is a raised paved patio with steps down to extensive lawns, 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 F which means a charge of £3427.92 for tax year ending March 2026

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

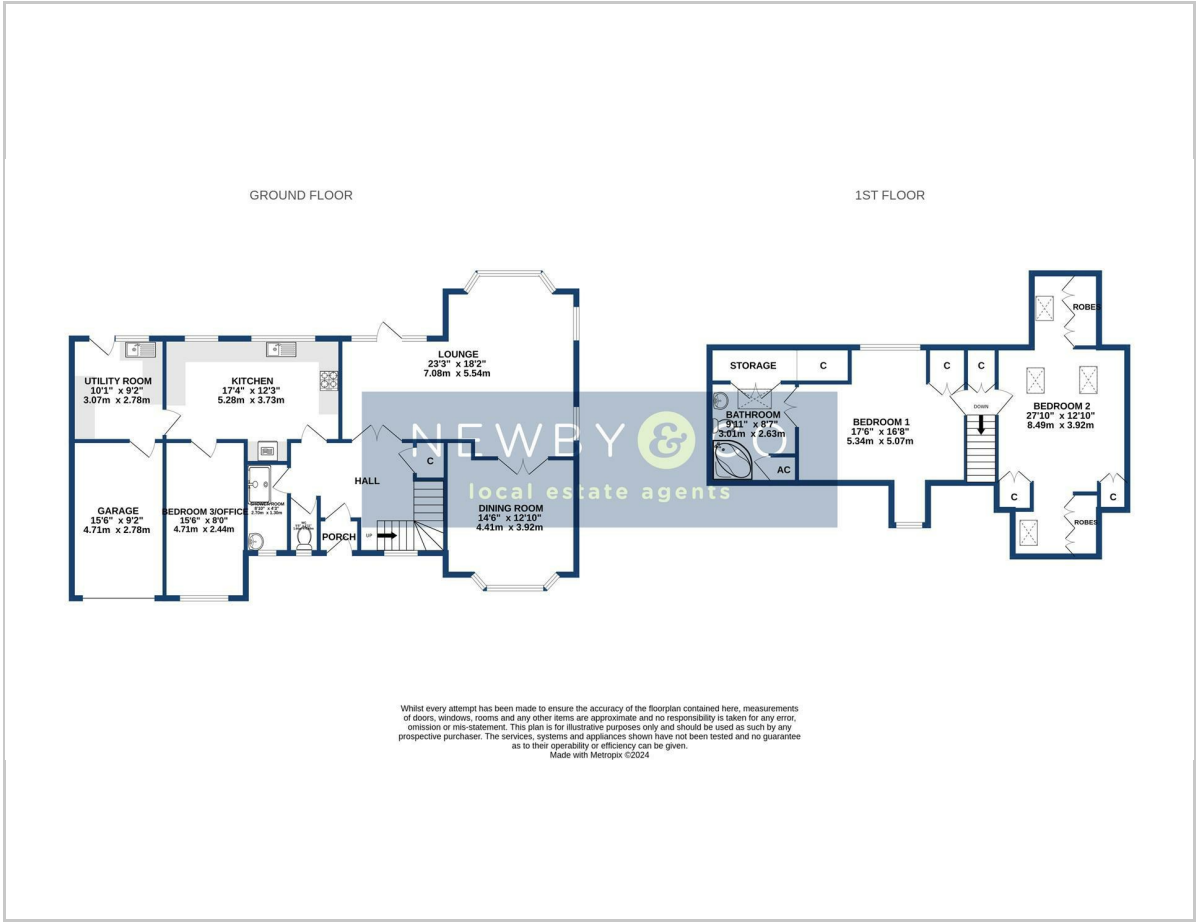
For more information regarding school catchment areas please go to [www.leicestershire.gov.uk/education-and-children/schools-colleges-and-academies/find-a-school](http://www.leicestershire.gov.uk/education-and-children/schools-colleges-and-academies/find-a-school)







Floor Plan

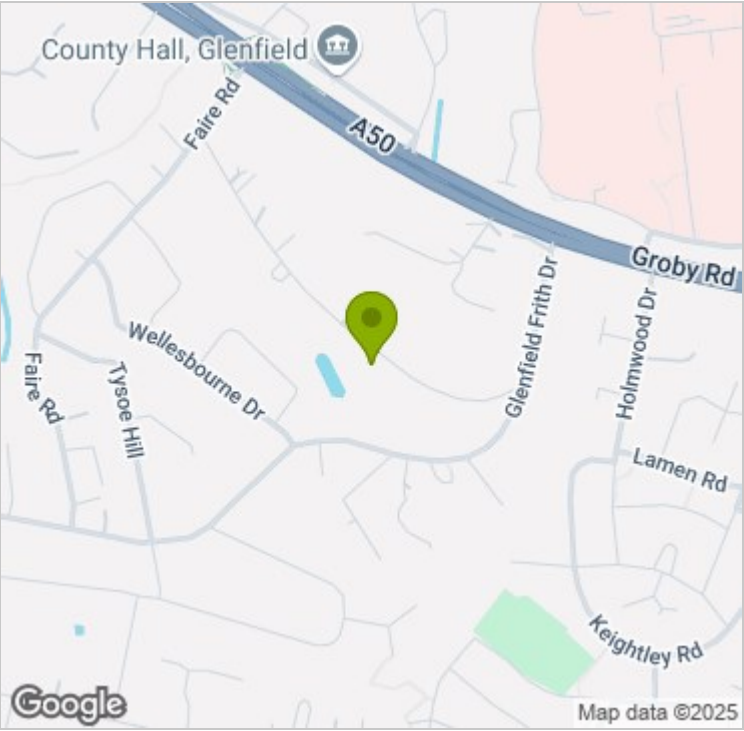


Viewing

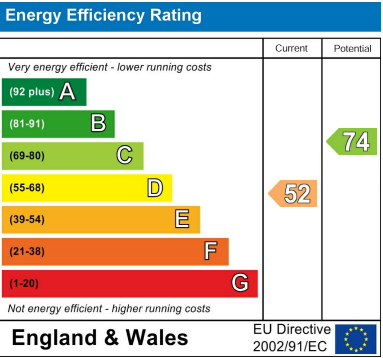
Please contact our Glenfield Office on 0116 2990 990 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph



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