



108 Sports Road  
Glenfield, LE3 8AJ

£299,950





# 108 Sports Road

Glenfield, Leicester, LE3 8AJ

A well presented 2 bedroom detached bungalow in much sought after residential corner plot location close to excellent amenities, good bus routes and major road links. The property benefits from full gas central heating, UPVC double glazing, pvc fascia, burglar alarm. Good decorative order, floor coverings and fixtures & fittings throughout this property which is ready to move in. The accommodation briefly comprises of entrance hall, spacious 22' lounge-diner, fitted kitchen with oven/hob, 2 double bedrooms, fitted wardrobes, modern shower room. Gardens to front, side and rear, driveway to attached garage. Highly Recommended! Freehold with no upward chain. Council Tax Band D

## Entrance Hall

UPVC double glazed entrance door, fitted carpet, coving to ceiling, radiator.

## Lounge-Diner

22'4" x 12'11" (6.82 x 3.96)

A delightful spacious dual aspect living room with ample space for a large table and chairs. UPVC double glazed bay window to front, with an additional UPVC double glazed high-level window to side, two radiators, fitted carpet, coal effect living flame gas fire set in attractive stone effect fireplace, coving to ceiling. All of the furniture in this room which could be included in sale if buyers require.

## Kitchen

11'10" x 8'11" (3.61 x 2.74)

UPVC double glazed window and door to side, radiator, extractor fan, pantry store with wall mounted Worcester boiler. Fitted with a range of base, drawer & eye level units, work surfaces, tiled splashback, stainless steel sink unit with mixer taps, built in electric oven, gas hob with extractor hood. Provision for washing machine, tiled floor.

## Inner Lobby

Fitted carpet, access to loft, airing cupboard housing cylinder.

## Bedroom One

13'0" x 12'11" (3.98 x 3.96)

A good sized double bedroom with fitted wardrobes. UPVC double glazed window to rear, fitted carpet, radiator, coving to ceiling.

## Bedroom Two

12'11" x 9'0" (3.96 x 2.75)

Another double bedroom with freestanding wardrobes which could be included in sale if buyers require. UPVC double glazed window to rear, fitted carpet, radiator, coving to ceiling.

## Shower Room

8'11" x 5'5" (2.74 x 1.67)

UPVC double glazed opaque window to side, chrome heated towel rail, vinyl flooring, fully

tilled walls. Fitted with a modern white suite comprising of a walk in shower enclosure with Triton electric shower, pedestal wash hand basin, wc.

## Outside

The property occupies a generous corner plot which provides ample car standing space and gardens to front, side and rear.

To the front of the property there is lawn and a tarmac driveway for 2/3 cars. Timber gates then lead through to a further hard standing area for a car in front of the attached brick garage with up-and-over door.

The rear gardens then have lawns, borders and fenced boundaries. There is a further area to the side which by taking down the wall could lead to enlarging the rear garden considerably.

## 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 D which means a charge of £2267.45 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.

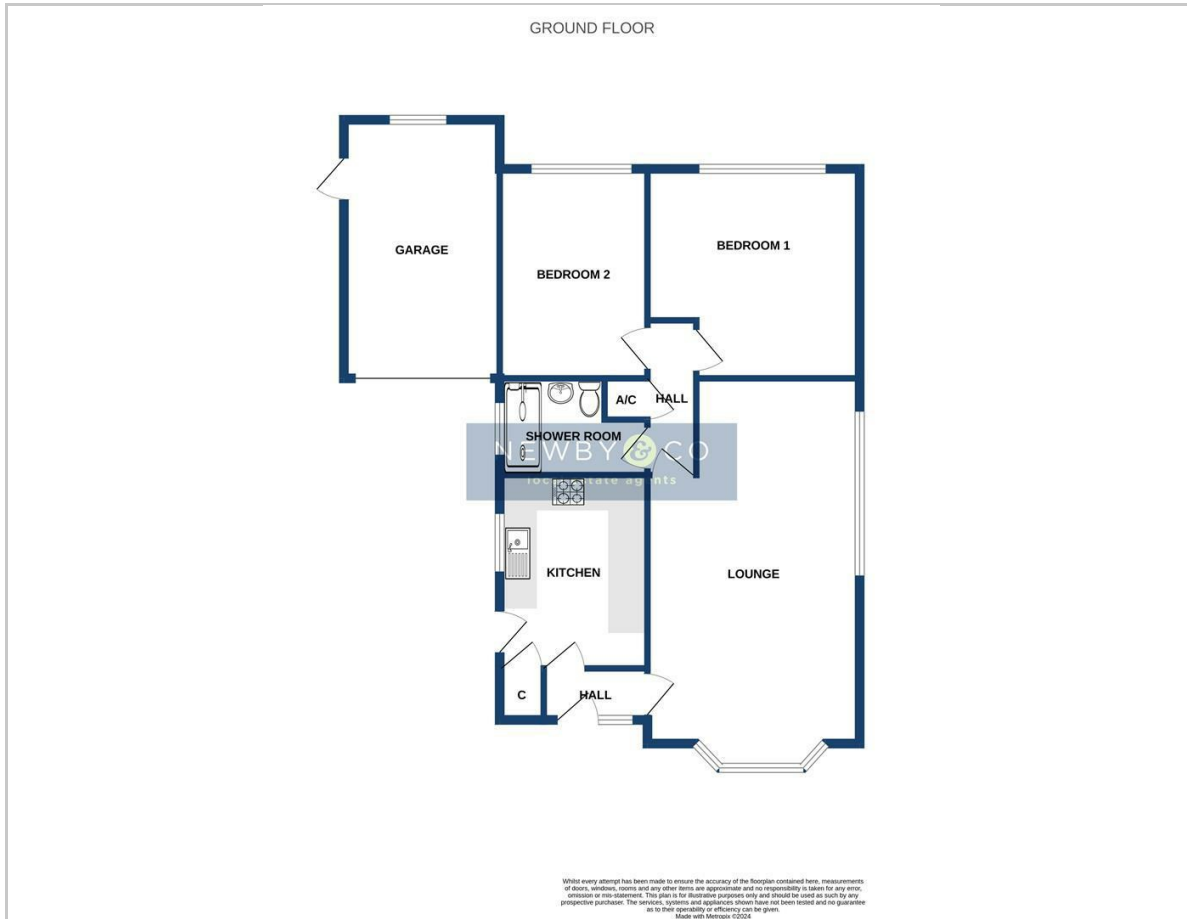
For more information regarding school catchment areas please go to [www.leicestershire.gov.uk/education-and-children/schools-colleges-and-academies/find-a-school](http://www.leicestershire.gov.uk/education-and-children/schools-colleges-and-academies/find-a-school)







## Floor Plan

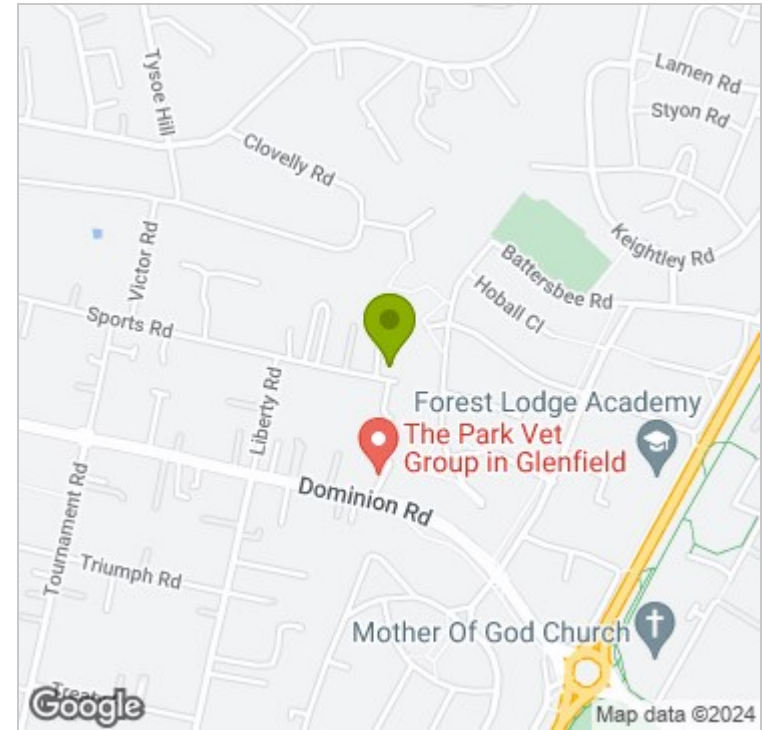


## Viewing

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

