



24 Normandy Close
Glenfield, LE3 8SZ

£425,000



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A really well presented 4 bedroom detached family home built 1999 and much improved to the highest of standards by the current owners. Situated in a most convenient cul-de-sac position close to excellent amenities including schools, shops, major road links and open countryside. The property benefits from full gas central heating, UPVC double glazing, pvc fascia and gutters, refitted modern kitchen and bathrooms. The tastefully decorated accommodation comprises, entrance hall, cloaks/wc, study, lounge, dining room, fully fitted breakfast-kitchen with Bosch oven & Neff hob, integrated fridge/freezer, microwave. Upstairs, landing, 4 good sized bedrooms, fitted robes in 2 bedrooms, dressing area & en-suite shower room, family bathroom with white suite. Generous plot with gardens to front & rear, 3 car driveway, double garage. A delightful property - early viewing is highly recommended! Freehold. Council Tax Band E

Entrance Hall

A welcoming entrance hall which provides a really nice flow to the ground floor accommodation being in the centre with access to all rooms. UPVC double glazed entrance door with side panel, fitted carpet, coving to ceiling, stairs to first floor, useful under-stairs cupboard, radiator.

Cloaks/wc

A recently remodelled downstairs toilet with fully tiled walls and floor. UPVC double glazed opaque window, vanity wash hand basin, wc, radiator.

Office/Study

10'10 x 6'8 (3.30m x 2.03m)

UPVC double glazed window to front, radiator, fitted carpet, coving to ceiling, access to loft.

Lounge

19'5 x 11'10 (5.92m x 3.61m)

A delightful dual aspect living room. UPVC double glazed window to front, two radiators, gas fire set in attractive fireplace, coving to ceiling, UPVC double glazed French doors opening out to rear gardens.

Dining Room

9'8 x 9'2 (2.95m x 2.79m)

UPVC double glazed window to rear, coving to ceiling, radiator, fitted carpet.

Breakfast Kitchen

19'2 x 10'6 max (5.84m x 3.20m max)

UPVC double glazed window to rear and UPVC double glazed single door to side, vinyl flooring, radiator, wall mounted gas central heating boiler (serviced 30/8/23). Fitted with a modern range of base, drawer & eye level units, work surfaces, under unit and pelmet lighting, tiled splashback, one and a half bowl composite sink unit with mixer tap. Bosch built-in electric fan assisted double oven, Neff gas hob with extractor hood. Integrated fridge/freezer and microwave. Additional units and worktops adjacent to back door with space and provision for washing machine and other appliances.

First Floor Landing

Access to part boarded loft with retractable ladder, fitted carpet, airing cupboard housing cylinder.

Bedroom One

15'8 x 9'11 (4.78m x 3.02m)

A particularly generous master bedroom with it's own dressing area. UPVC double glazed window to rear, neutral fitted carpet, radiator, coving to ceiling. Dressing area with wardrobes, radiator and small UPVC double glazed window.

En-suite Shower Room

A lovely contemporary en-suite shower room with modern natural stone tiles. UPVC double glazed opaque window, radiator, tiled floor, fully tiled walls, spotlights to ceiling, enclosed shower cubicle with mains shower, pedestal wash hand basin, wc.

Bedroom Two

9'5 x 9'4 (2.87m x 2.84m)

Another good sized double bedroom. UPVC double glazed window to rear, fitted carpet, radiator, built-in wardrobes.

Bedroom Three

9'9 x 7'7 (2.97m x 2.31m)

A third bedroom which would accommodate a double bed. UPVC double glazed window to front, fitted carpet, radiator.

Bedroom Four

7'2 x 6'9 (2.18m x 2.06m)

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

Family Bathroom

A lovely contemporary en-suite shower room with modern ceramic tiled walls and floor. UPVC double glazed opaque window, radiator, spotlights to ceiling, panelled bath with mains shower over and glass screen, pedestal wash hand basin, wc.

Outside

The front of the property has a tarmac driveway providing off road parking for 3 cars leading to double garage.

The exceptionally private rear garden has block paved patio, lawns, borders, external water tap and 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)

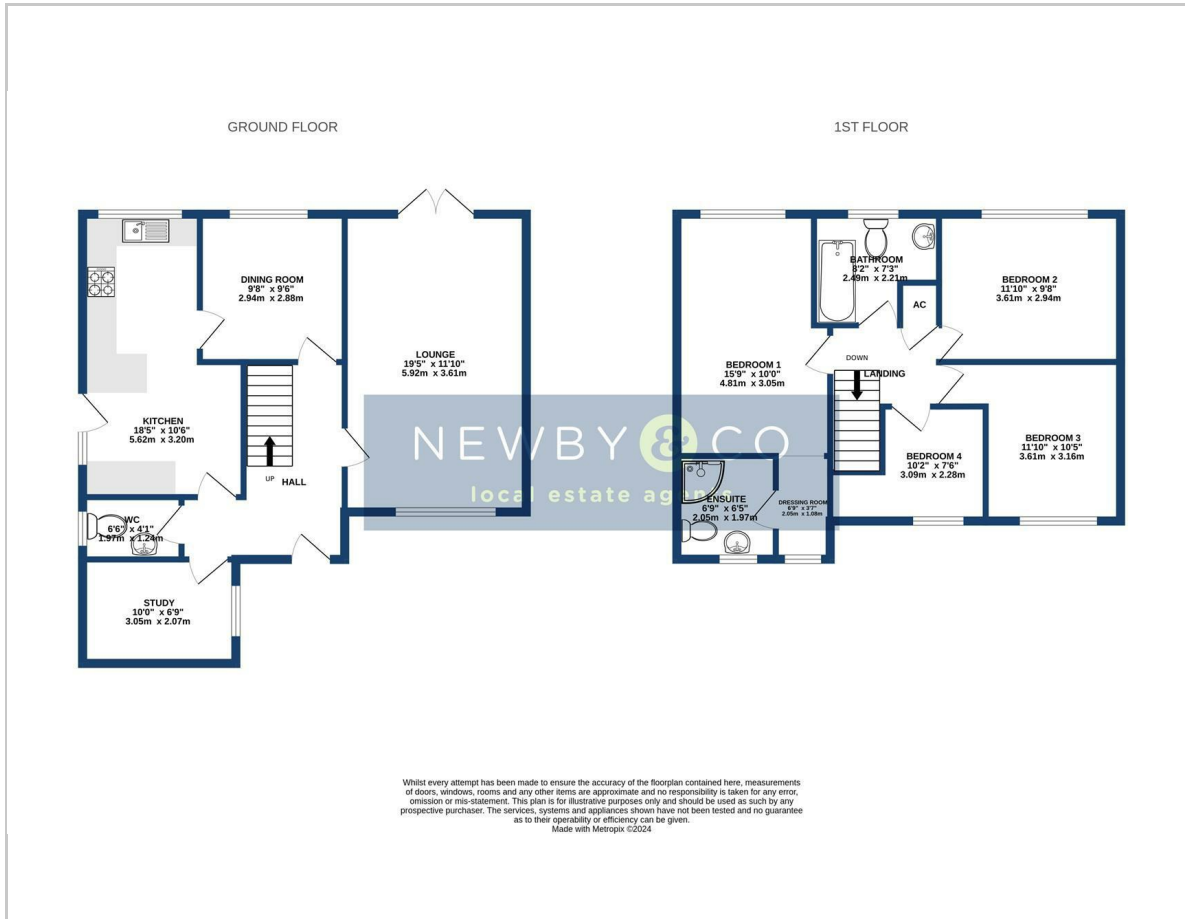
It has a Council Tax Band of E which means a charge of £2771.34 for tax year ending March 2025

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

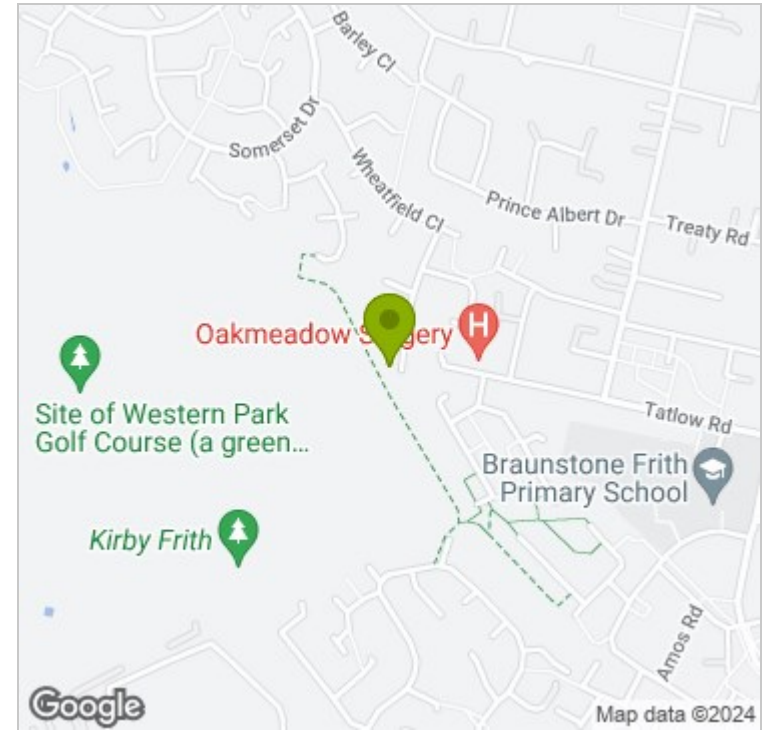


Viewing

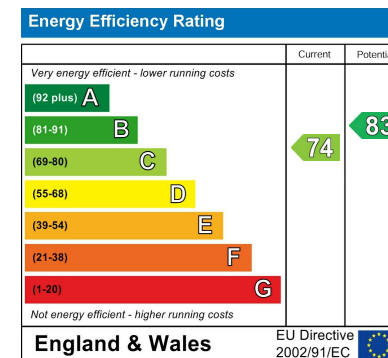
Please contact our Glenfield Office on 0116 2990 990 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph



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