



41 Piers Road  
Glenfield, LE3 8BP

£285,000



## 41 Piers Road

Glenfield, Leicester, LE3 8BP

A nicely presented 1/2 bedroom detached bungalow in much sought after residential non-estate location close to excellent amenities, good bus routes and major road links. The property benefits from full gas central heating (boiler 2021), UPVC double glazing, pvc fascia, aluminium seamless gutters. Good quality floor coverings and fixtures & fittings throughout this property and is ready to move in. The accommodation briefly comprises of entrance hall, triple aspect lounge, re-fitted kitchen with appliances 2022, 2 bedrooms - one currently used as a 2nd sitting room, shower room with contemporary white suite. Driveway, garage & private rear gardens. Highly Recommended! Freehold. Council Tax Band C.

### Entrance Hall

A pleasant welcoming entrance hall with a bright and airy feel. UPVC double glazed entrance door, fitted carpet, radiator, access to loft with retractable ladder.

### Lounge

13'4" x 11'5" (4.08m x 3.48m)

A bright triple aspect living room with three UPVC double glazed windows facing the front aspect and either side. The room is tastefully decorated with radiator, fitted carpet and log-burner style gas fire set in the chimney breast.

### Kitchen

11'8" x 11'5" (3.58m x 3.48m )

A really stylishly appointed modern kitchen with good quality appliances fitted in April 2022. UPVC double glazed door to rear and windows to both rear and side aspects. Tiled floor, a range of modern base, drwaer and eyelevel units, work surfaces and tiled surrounds. There is a one-and-a-ahlf bowl stainless steel sink unit with mixer taps, built-in Zanussi electric fan-assisted double oven/grill/microwave, gas hob with extractor hood over. Provision and space for other appliances including washing machine, dishwasher, wall mounted Worcester combi gas boiler (fitted August 2021 & last serviced October 2023). Radiator, recessed spotlights to ceiling.

### Bedroom One

10'11" x 9'11" (3.33m x 3.04m)

UPVC double glazed window to front, fitted carpet, radiator, full height fitted wardrobes providing a wealth of storage space.

### Bedroom Two/Sitting Room

14'0" x 10'0" (4.27m x 3.05m)

The second bedroom is actually larger of the two and is currently used as an additional sitting room. UPVC double glazed French doors to rear garden, fitted carpet, radiator.

### Shower Room

8'3" x 6'10" (2.53m x 2.09m)

UPVC double glazed opaque window to side, fitted with a contemporary white suite comprising of a walk-in shower enclosure with twinhead mains shaower, pedestal wash hand basin, wc. Tiled floor, mainly tiled walls, chrome heated towel rail, spotlights to ceiling, extractor fan. Water meter.

### Outside

To the front of the property is a tarmac driveway for two cars.

The private rear gardens are laid mainly to lawn with paved patio, external water tap and power socket.

### 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))

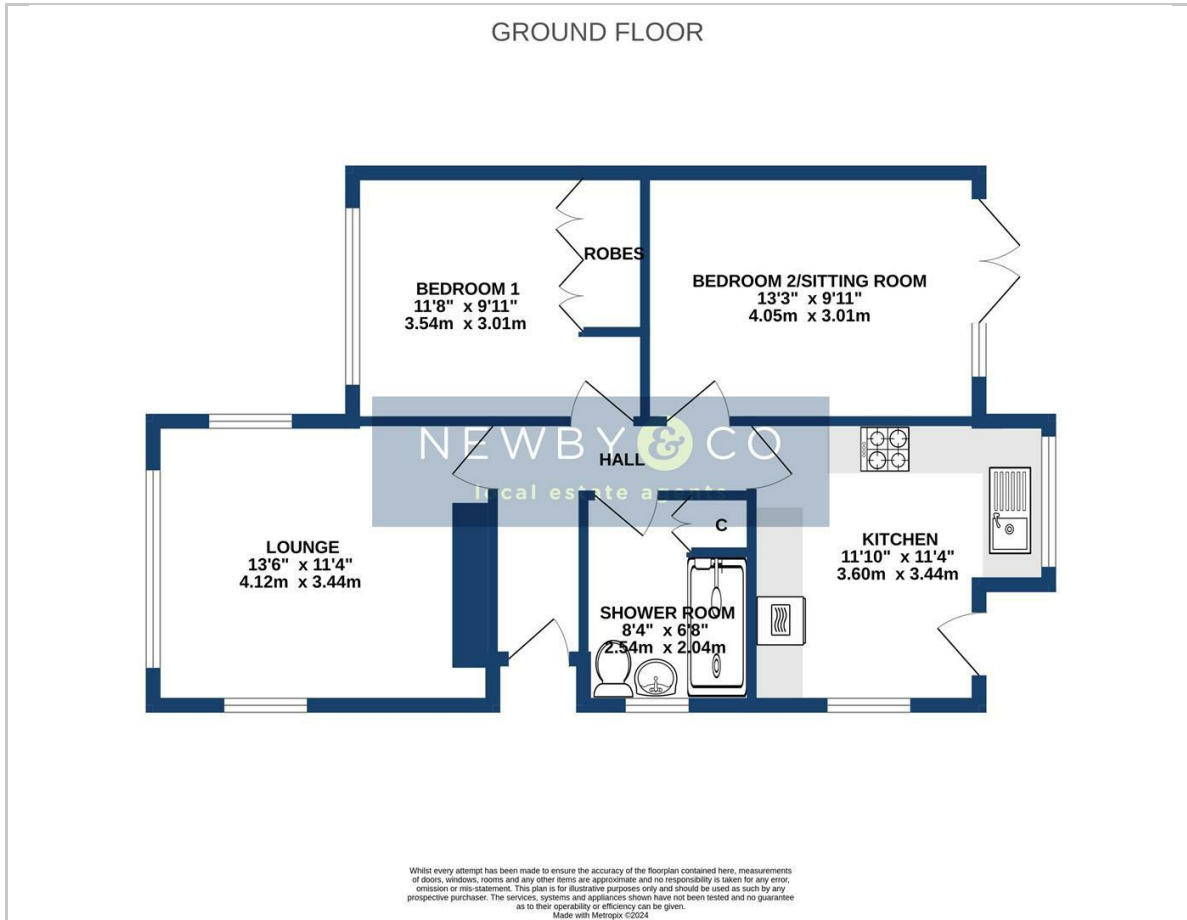
It has a Council Tax Band of C which means a charge of £2,015.51 for tax year ending March 2025

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](http://www.leicestershire.gov.uk/education-and-children/schools-colleges-and-academies/find-a-school)



## Floor Plan

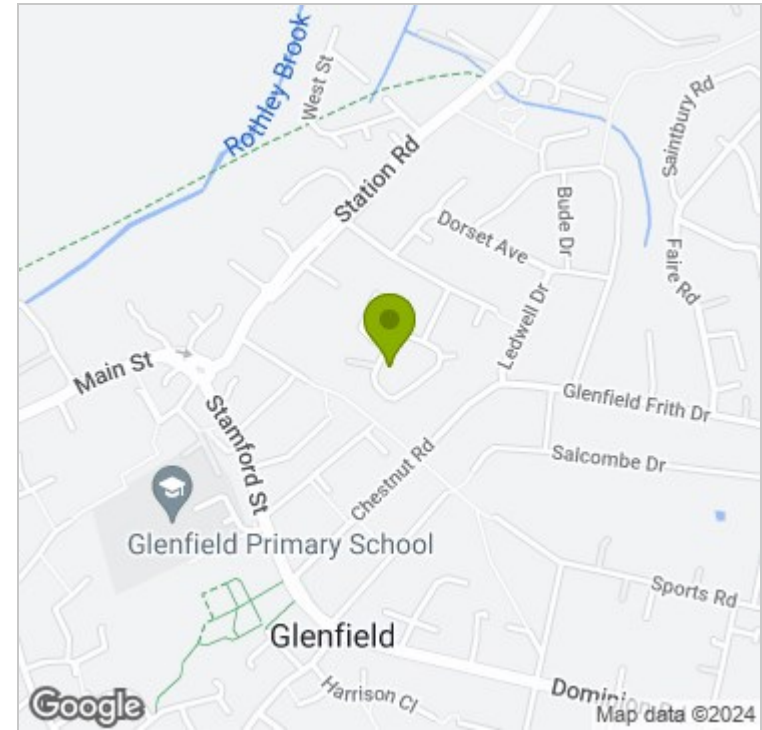


## Viewing

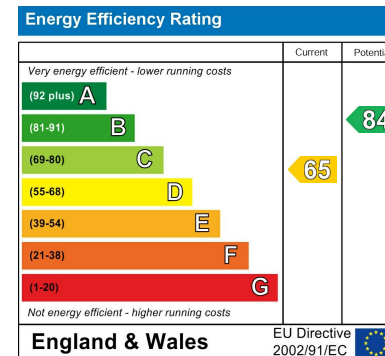
Please contact our Glenfield Office on 0116 2990 990 if you wish to arrange a viewing appointment for this property or require further information.

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## Area Map



## Energy Efficiency Graph



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