



13 Whitesand Close
Glenfield, LE3 8PX

£264,500



for sale
NEWBY & CO
local estate agents
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13 Whitesand Close

Glenfield, Leicester, LE3 8PX

A significantly extended 1960's Calverley 3 bed semi-detached home in cul-de-sac location offered for sale with immediate vacant possession. The property is situated close to excellent local amenities, shops, well regarded schools and major road links. The property, which requires some further modernisation, benefits from gas central heating (approx 6 year old Worcester combi boiler), majority UPVC double glazing, pvc fascia. The accommodation briefly comprises on the ground floor of entrance hall, cloaks/wc, L-shaped lounge-diner, additional family room, extended breakfast-kitchen. Upstairs, landing, 3 bedrooms, bathroom. Gardens to front and rear, driveway and garage. Early viewing highly recommended! Freehold, Council Tax Band C

Entrance Hall

UPVC double glazed opaque entrance door, stairs to first floor, radiator.

Cloaks/wc

Secondary glazed opaque window, wash hand basin, wc.

L-Shaped Lounge-Diner

16'9" x 24'3" (5.12m x 7.40m)

UPVC double glazed bay window to front, two radiators, wall mounted gas fire, concertina doors to Family Room.

Kitchen-Diner

20'5" x 12'0" (6.23m x 3.67m)

This is another room that was doubled in size by the extension. UPVC double glazed single door and window to side, UPVC double glazed window to rear, two radiators. Fitted with a range of base, drawer & eye level units, work surfaces, tiled splashback, stainless steel sink unit with mixer tap & space and provision cooker. Pantry store, wall mounted approx 6 year old Worcester combination boiler.

Family Room

10'11" x 10'2" (3.35 x 3.12)

This is an extension to the original ground floor and provides a spacious additional reception room, play room or games room. It also provides potential to extend the kitchen (subject to usual consents) UPVC double glazed sliding patio doors to rear gardens, radiator.

First Floor Landing

UPVC double glazed window, radiator, access to loft, cupboard.

Bedroom One

12'9" x 10'1" (3.90 x 3.08)

UPVC double glazed window to front.

Bedroom Two

10'11" x 10'1" (3.33m x 3.07m)

UPVC double glazed window to front.

Bedroom Three

10'3" x 8'11" (3.13 x 2.73)

UPVC double glazed window to rear.

Bathroom

6'11" x 5'6" (2.12 x 1.70)

UPVC double glazed opaque window, radiator, white suite comprising of panelled bath, pedestal wash hand basin, wc.

Outside

The front garden is open plan with lawn, trees, driveway to side of property leading to single detached sectional garage (19'9" x 8'6")

Covered side passage between the house and garage with UPVC doors to front & rear of property.

The East facing rear garden has patio, elevated lawn area, external water tap.

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.

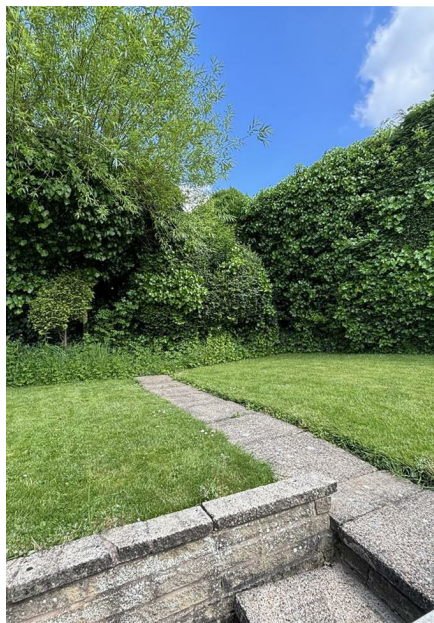
Local Authority & Council Tax Info (Blaby)

This property falls within Blaby District Council (blaby.gov.uk)

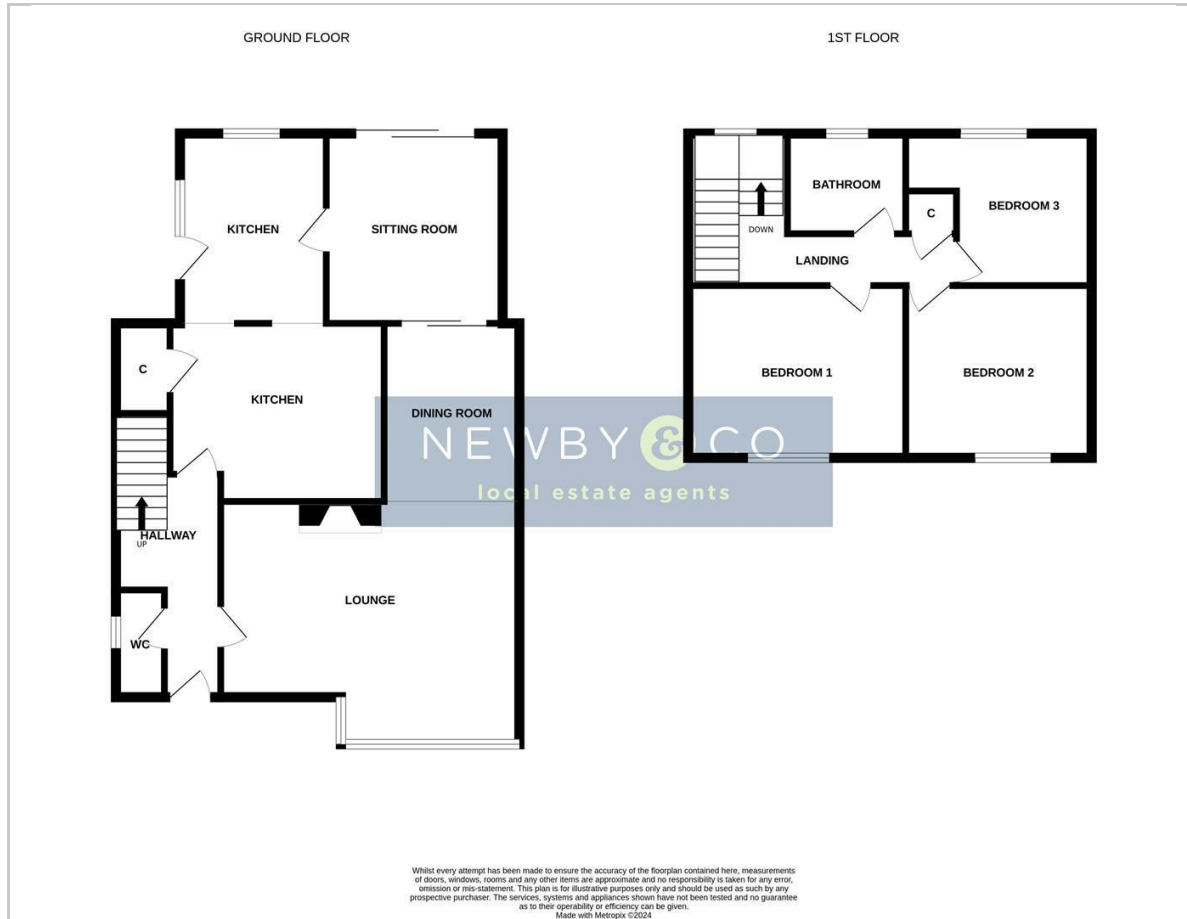
It has a Council Tax Band of C which means a charge of £2015.51 for tax year ending March 2024

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



Floor Plan

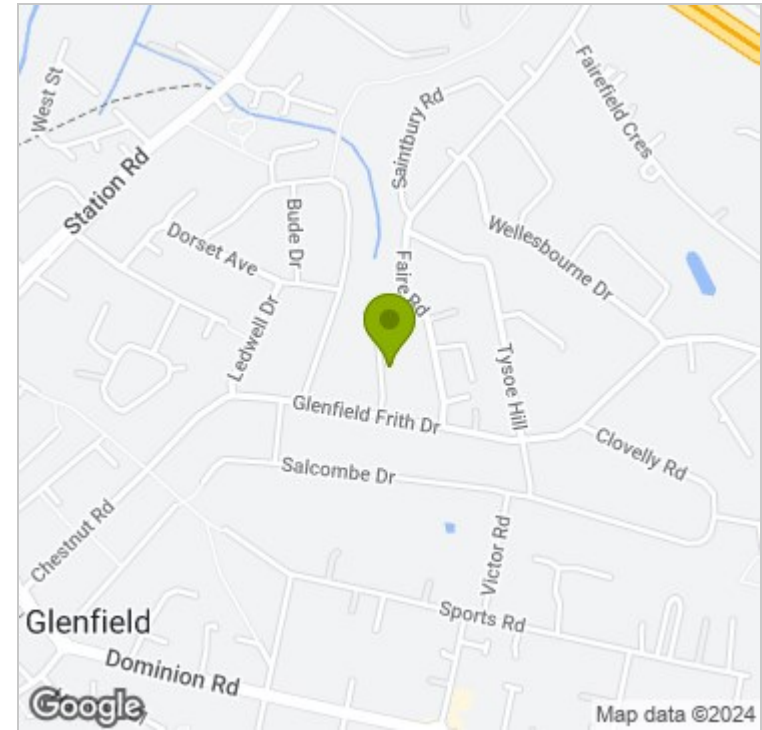


Viewing

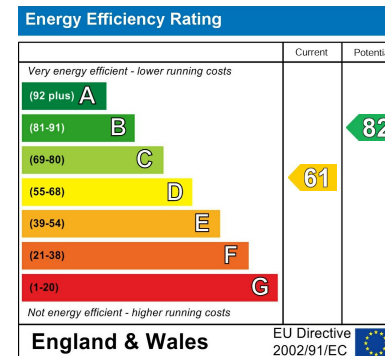
Please contact our Glenfield Office on 0116 2990 990 if you wish to arrange a viewing appointment for this property or require further information.

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



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