



64 Chestnut Road
Glenfield, LE3 8DB

£279,500

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Glenfield, Leicester, LE3 8DB

A well presented 1961 Calverley built 3 bedroom semi-detached home in prime residential location close to well regarded primary school, a good selection of shops, major road links and views over open countryside from first floor windows. The property benefits from full gas central heating, UPVC double glazing, new electric consumer unit 2007, cavity wall insulation, Ikea fitted kitchen. The spacious accommodation briefly comprises on the ground floor, entrance hall, cloaks/wc, L-shaped lounge-diner, fitted kitchen (oven/hob). Upstairs, landing, 3 generously sized bedrooms, bathroom with shower over bath. Extensive driveway for 3 cars, brick garage, 50' private rear garden. Freehold. Council tax band C

Entrance Hall

UPVC double glazed entrance door, UPVC double glazed window/side panel, fitted carpet, radiator, stairs to first floor.

Cloaks/wc

UPVC double glazed opaque window, wash hand basin, wc

Lounge-Diner

19'2" x 17'9" max (5.85m x 5.42m max)

A spacious L-shaped lounge-diner which has become a trademark of Calverley homes, UPVC double glazed window to rear, two radiators, UPVC double glazed sliding patio doors to rear, fitted carpet.

Kitchen

15'1" x 8'3" (4.60m x 2.52m)

UPVC double glazed windows and door to side, fitted with a modern range of base, drawer and eye level units, work surfaces, under unit lighting, tiled splashbacks, stainless steel sink unit with mixer taps. There is a built-in stainless steel electric oven, gas hob with extractor hood. Space and provision for usual appliances including plumbing for washing machine, radiator, pantry store.

First Floor: Landing

UPVC double glazed window at stair turn to side, fitted carpet, radiator, access to loft.

Bedroom One

13'1" x 9'11" (4.00m x 3.04m)

UPVC double glazed window to rear, fitted carpet, radiator, airing cupboard housing cylinder.

Bedroom Two

10'2" x 9'11" (3.11m x 3.04m)

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

Bedroom Three

10'2" x 8'11" (3.11m x 2.73m)

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

Bathroom

6'8" x 5'8" (2.04m x 1.73m)

UPVC double glazed opaque window to side, vinyl floor, radiator, fully tiled walls, panelled bath with mains shower over, wash hand basin, wc.

Outside

To the front of the property is an open plan garden with lawn.

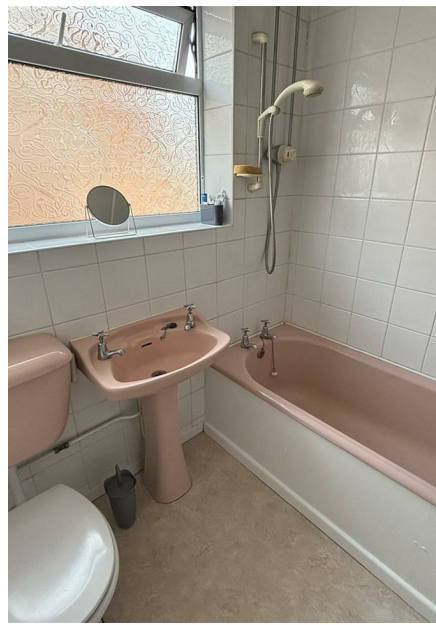
A long driveway provides space for three cars in tandem leading to garage.

Private 70' rear gardens comprising of paved patio, lawns, borders, fully fenced boundaries.

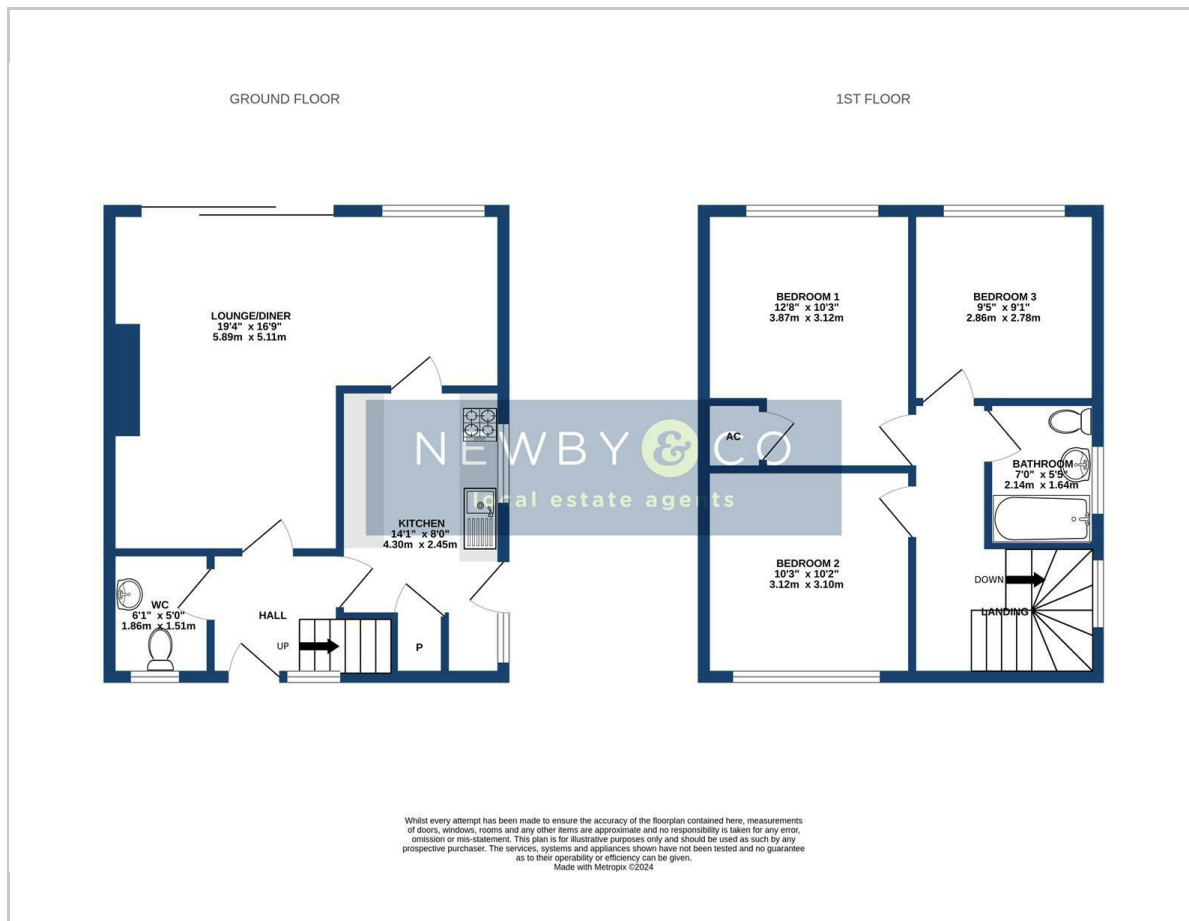
Garage

16'6" x 8'0" (5.05m x 2.45m)

Brick built detached garage with up-and-over door, light/power, side door and window.



Floor Plan



Viewing

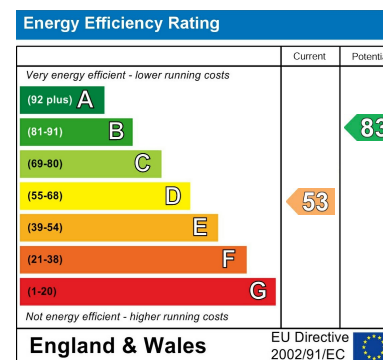
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Area Map



Energy Efficiency Graph



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