

1 Ashleigh Court
Glenfield, LE3 8GZ

£335,000



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Glenfield, Leicester, LE3 8GZ

Recently much improved 3 bedroom detached home situated in quiet location a short walk from Glenfield village centre, schools, shops and regular transport links. The property is immaculately presented with 2 year old boiler serving the central heating, UPVC double glazing, upgraded electrics, cavity wall & upgraded loft insulation, refitted modern kitchen & bathroom. The accommodation comprises entrance hall, 16' through lounge, fitted kitchen with appliances. Upstairs, landing, 3 bedrooms, bathroom. Driveway, garage and private landscaped rear gardens. Highly recommended! Freehold. Council Tax Band D

Entrance Hall

Hardwood glazed entrance door, stairs to first floor, radiator.

Lounge

16'8 x 11'3 (5.08m x 3.43m)

A generously sized dual aspect living room. Double glazed bay window to front, radiator, electric 'log burner'. LVT flooring, hardwood double glazed French doors to garden

Kitchen-Diner

12'9 x 10'2 (3.89m x 3.10m)

A well proportioned refitted kitchen-diner, offering plenty of storage and space for a table & chairs, radiator. Double glazed window to rear, tiled flooring, fitted with a range of base, drawer & eye level units, work surfaces, stainless steel sink unit with mixer tap. Built-in double electric oven, ceramic hob with extractor hood. Integrated fridge/freezer & dishwasher. Wall mounted combination boiler.

First Floor Landing

Double glazed window to front, access to loft, airing cupboard housing cylinder.

Bedroom One

13' x 9'8 (3.96m x 2.95m)

UPVC double glazed window to rear, fitted carpet, radiator, large recessed cupboard.

Bedroom Two

10'9 x 9' (3.28m x 2.74m)

Double glazed window to rear, laminate flooring, radiator.

Bedroom Three

10' x 5'3 (3.05m x 1.60m)

UPVC double glazed window to rear, laminate flooring, radiator.

Bathroom

Double glazed opaque window, chrome heated towel rail, tiled floor, extractor fan, fully tiled walls, panelled bath with mains shower over, pedestal wash hand basin, wc.

Outside

The open plan front garden has lawn paved path, tarmac driveway for 2 cars leading to detached brick garage and roller shutter door.

The private rear garden is approx 30' with paved patio, lawn, external tap & power, 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.

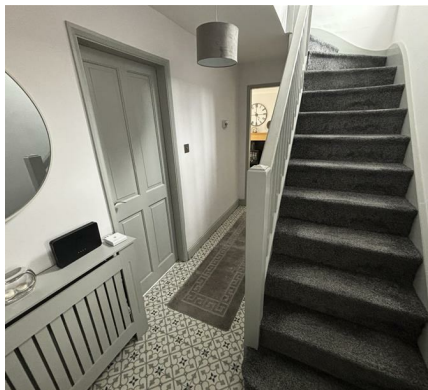
Local Authority & Council Tax Info (Blaby)

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

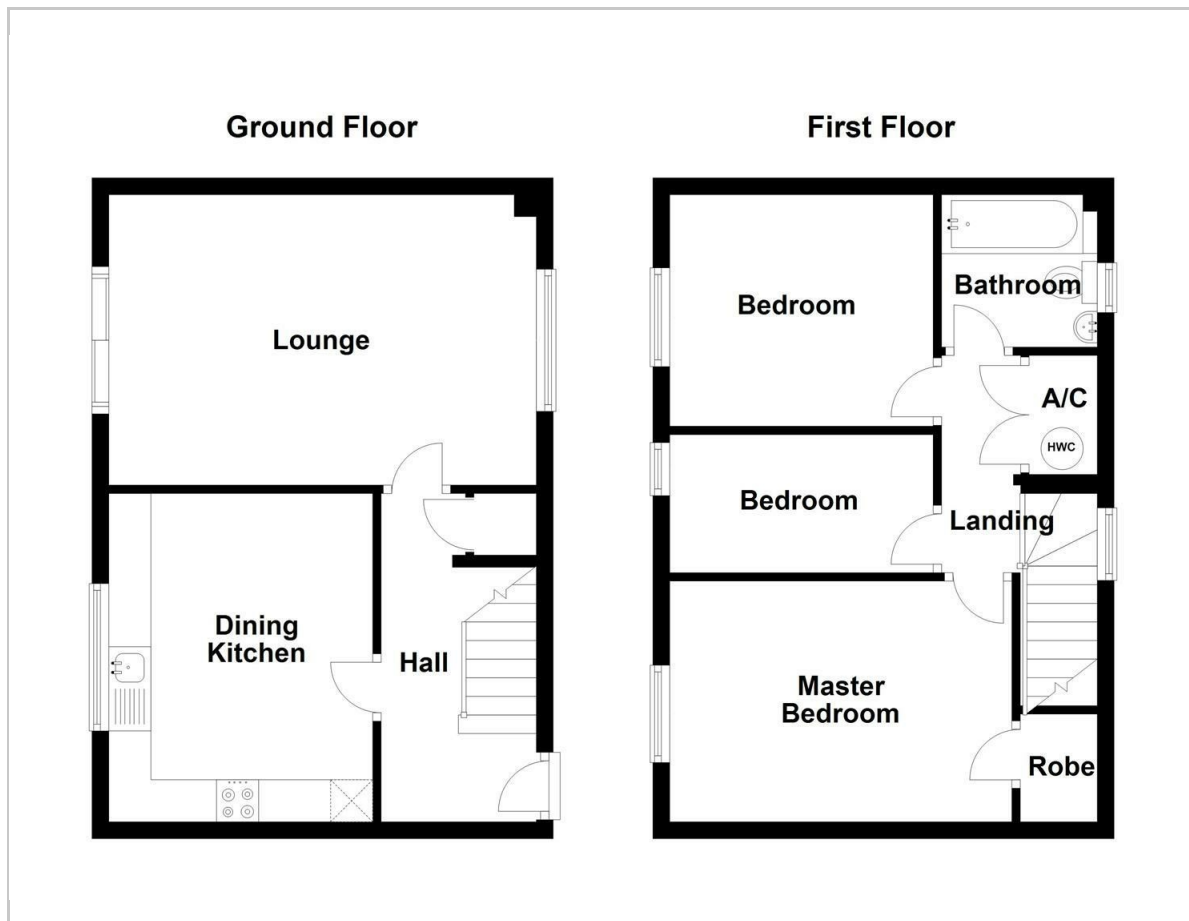
It has a Council Tax Band of D which means a charge of £2267.45 for tax year ending March 2025

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



Floor Plan

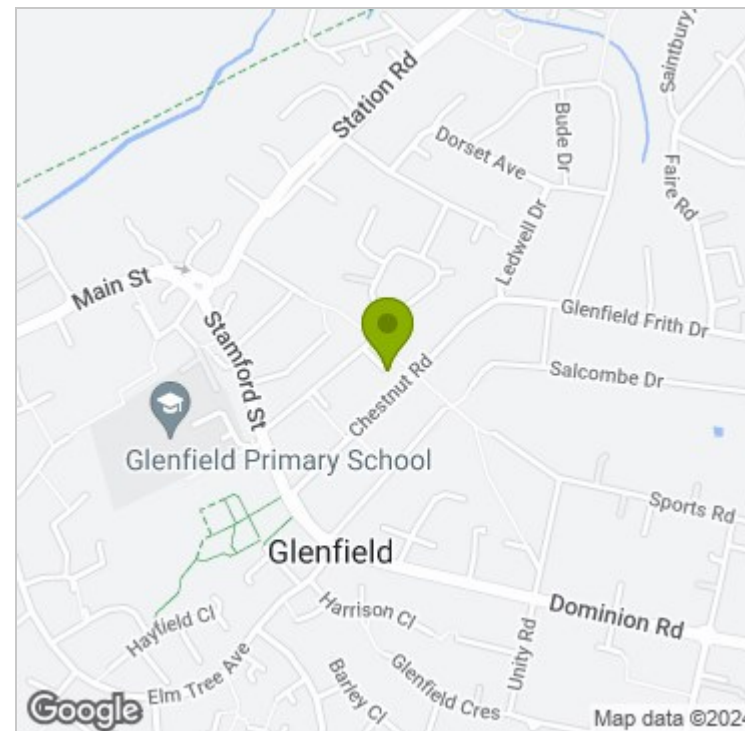


Viewing

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

