



64 Dominion Road
Glenfield, LE3 8FA

£299,950



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A traditional 1955 built 3 bedroom bay fronted semi-detached family home with extended ground floor accommodation and the particular benefit of a large double garage. Situated in prime non-estate residential location close to good schools, a range of shops, major road links and regular public transport. The property benefits from full gas central heating, UPVC double glazing, cavity wall insulation, well appointed throughout. The generous accommodation briefly comprises on the ground floor, porch, hall, cloaks/wc, through lounge-diner, fitted kitchen with appliances, office/playroom. Upstairs, landing, 3 good sized bedrooms, bathroom with shower over bath. Driveway to double garage, 70' private rear gardens. Freehold. Council tax band C

Porch

UPVC double glazed entrance door.

Entrance Hall

UPVC double glazed entrance door, stairs to first floor, radiator, meter cupboard housing electric meter.

Cloaks/wc

Wash hand basin, wc.

Lounge-Diner

23'10" x 10'11" (7.28 x 3.35)

UPVC double glazed bay window seat to front, two double radiators, UPVC door to rear.

Breakfast Kitchen

17'1" x 7'10" (5.23 x 2.41)

UPVC double glazed window to rear, tiled flooring, two radiators, wall mounted Vaillant boiler. Fitted with a range of base, drawer & eye level units, work surfaces, breakfast bar. Built-in stainless steel electric double oven, gas hob with extractor hood. Integrated fridge/freezer.

Office

8'0" x 7'10" (2.45 x 2.40)

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

First Floor Landing

UPVC double glazed window, access to loft.

Bedroom One

11'0" x 10'7" (3.36 x 3.25)

UPVC double glazed window to front, fitted carpet, radiator, built-in wardrobes, coving to ceiling.

Bedroom Two

10'5" x 7'7" (3.18 x 2.32)

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

Bedroom Three

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

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

Bathroom

7'10" x 6'10" (2.40 x 2.10)

UPVC double glazed opaque window, click form laminate flooring, mainly tiled walls, panelled bath with mains shower over and glass screen, pedestal wash hand basin, wc.

Outside

The front of the property has gravelled area with hedged boundary leading to double attached garage (17'4" x 16'4") with electric up & over door, light & power.

The private rear garden approx 70' has patio, lawn, external water tap, power socket, 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)

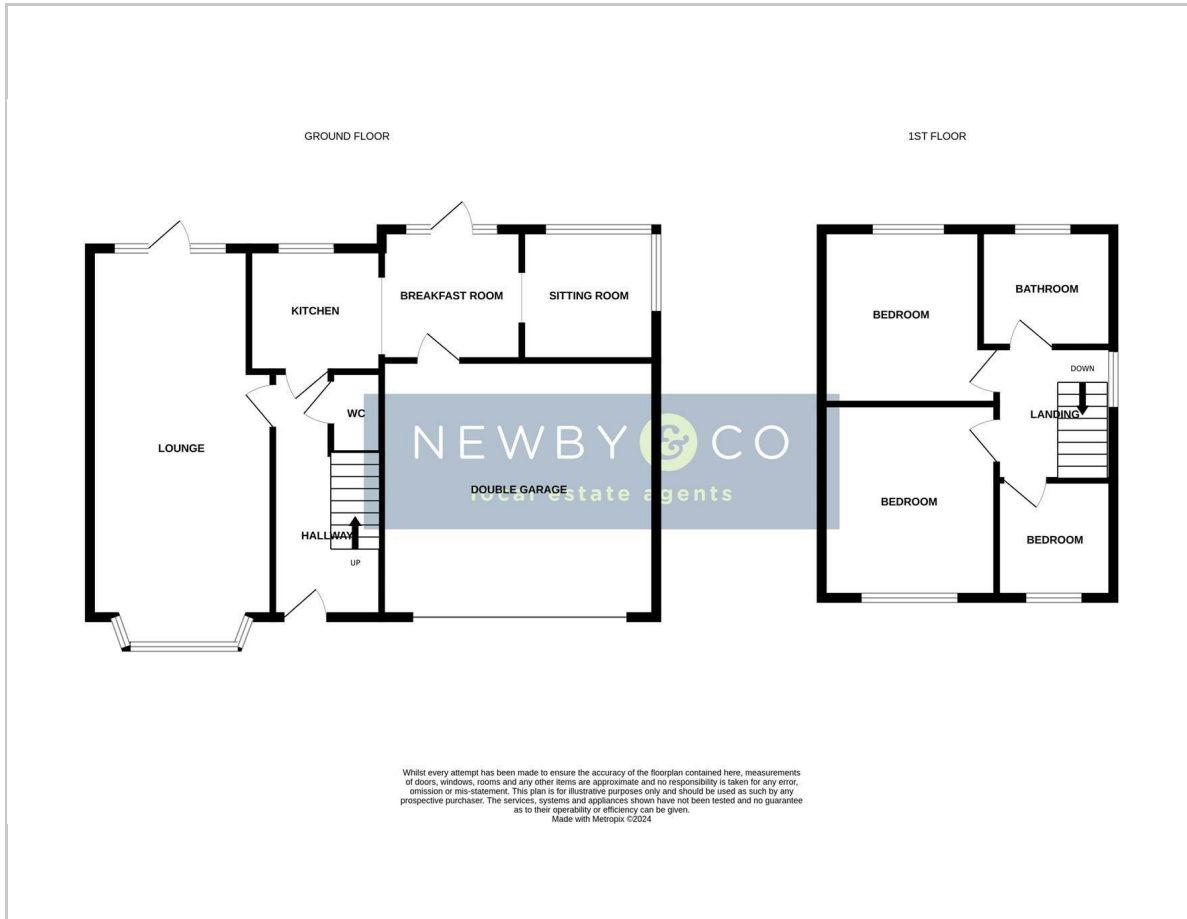
It has a Council Tax Band of C which means a charge of £2015.51 for tax year ending March 2025

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



Floor Plan



Viewing

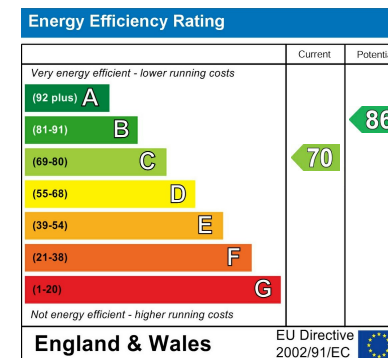
Please contact our Glenfield Office on 0116 2990 990 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph



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