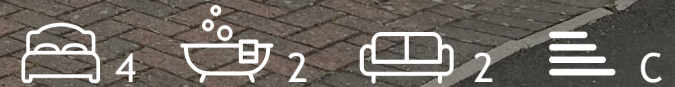




26 Victor Road
Glenfield, LE3 8AS

£395,000



26 Victor Road

Glenfield, Leicester, LE3 8AS

A really nicely presented and deceptively spacious detached family home in sought-after non-estate location within catchment for popular schools. Immaculately maintained with full gas central heating, UPVC double glazing, cavity wall insulation, alarmed & CCTV, well appointed fixtures & fittings and tastefully decorated throughout. On the ground floor, entrance hall, cloaks/wc, 21' through lounge, dining room, 17' breakfast-kitchen with granite work tops & appliances included. Upstairs, landing, 4 good sized bedrooms, including 16' master, en-suite shower room, family bathroom. Driveway for 4 cars, garage, 50' private rear garden. Early viewing highly recommended! Freehold. Council Tax Band E.

Entrance Hall

A welcoming, spacious entrance hall set in the centre of the ground floor therefore providing a nice flow to the accommodation. UPVC double glazed entrance door and side panel, tiled floor, carpeted stairs to first floor, radiator.

Cloaks/wc

A good sized downstairs toilet. UPVC double glazed opaque window, radiator, tiled floor, wash hand basin, wc, extractor fan.

Lounge

21' x 11'4 (6.40m x 3.45m)

A bright, spacious through lounge with dual aspect providing excellent living and entertaining space. UPVC double glazed bay window to front, UPVC double glazed French doors to rear, fitted carpet, recessed spotlights to ceiling.

Dining Room

10' 4 x 8'2 (3.05m x 2.49m)

UPVC double glazed window to rear, radiator, carpeted floor. The dining room is currently open plan off the hall, however the vendors have advised that the original double doors are available to refit if required.

Kitchen-Diner

17'9 x 11'6 (5.41m x 3.51m)

A superb bright and airy kitchen well appointed with a wealth of storage and included appliances. UPVC double glazed French doors to rear, a total of four UPVC double glazed windows to side & rear aspects, recessed spotlights to ceiling, radiator, tiled floor, fitted with a range of base, drawer & eye level units, granite work surfaces, one and a half bowl stainless steel sink unit with mixer taps. There are a number of appliances which are included in the sale such as range cooker, integrated dishwasher, fridge freezer, microwave, washing machine.

1st Floor: Landing

Access to loft with retractable ladder, airing cupboard housing Baxi combi boiler.

Bedroom One

16'3 x 11'6 (4.95m x 3.51m)

A particularly generous sized double bedroom, UPVC double glazed window to front, neutral quality fitted carpet, radiator.

En-suite Shower Room

11'6 x 4'4 (3.51m x 1.32m)

UPVC double glazed opaque window, tiled floor, half tiled walls, chrome towel rail, extractor fan, fitted double shower enclosure with multi-jet power shower, vanity wash hand basin, wc.

Bedroom Two

10'2 x 10'2 (3.10m x 3.10m)

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

Bedroom Three

11'6 x 9' (3.51m x 2.74m)

UPVC double glazed window to front, neutral quality fitted carpet, radiator, deep recessed storage cupboard.

Bedroom Four

10' x 7'3 (3.05m x 2.21m)

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

Family Bathroom

11'10 x 5' (3.61m x 1.52m)

UPVC double glazed opaque window, half tiled walls, tiled floor, chrome towel rail, extractor fan, panelled shaped shower bath with glass screen, Triton shower over, vanity wash hand basin, wc.

Outside

The front of the property has an extensive block paved driveway providing parking for 4 cars, leading to single detached garage with up & over door, light & power, rear door.

The well established private rear garden is approx 50' has flagstone paved patio, lawns, borders with flowers & shrubs, external water tap, 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)

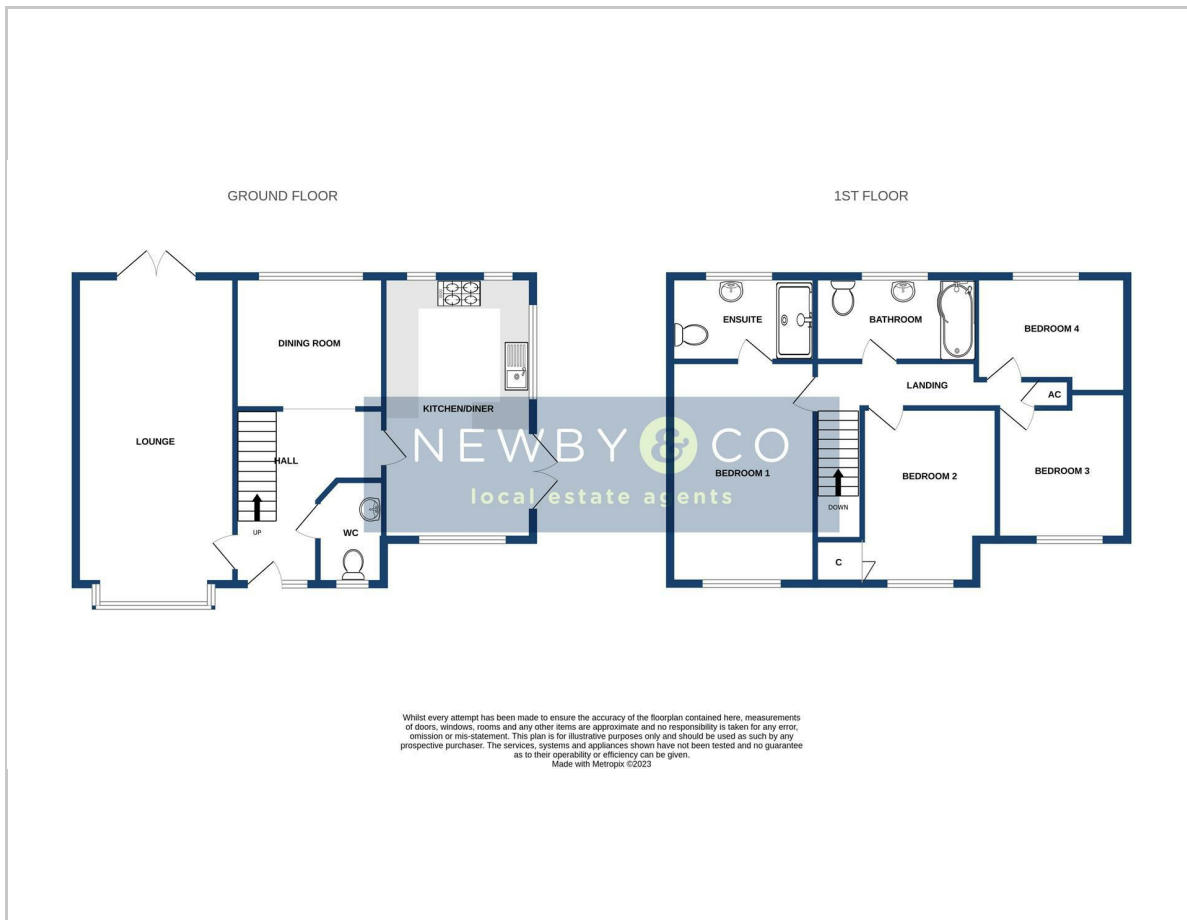
It has a Council Tax Band of E which means a charge of £2771.34 for tax year ending March 2025

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

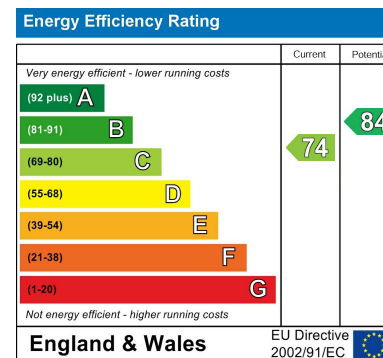
Please contact our Glenfield Office on 0116 2990 990 if you wish to arrange a viewing appointment for this property or require further information.

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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