



10 Frith Close  
Glenfield, LE3 8FG

£310,000

# 10 Frith Close

Glenfield, Leicester, LE3 8FG

A well presented 1950's traditional privately built semi-detached family home with fully certificated loft conversion making this a 4 bedroom - 2 bathroom family home of good proportions. The house is situated in quiet cul-de-sac location close to excellent schools, shopping, public transport and links to major roads. The property benefits from full gas central heating (8 year old combi boiler), UPVC double glazing, cavity wall insulation, pvc fascia & seamless gutters. The family sized accommodation with ethernet wiring to most rooms, briefly comprises of entrance hall, through lounge-diner, modern fitted kitchen. 1st floor landing, 3 bedrooms, bathroom & sep wc. 2nd floor master bedroom, en-suite bathroom. 80' gardens to rear, a range of useful outbuildings. Freehold - no upward chain! Council Tax Band B.

## Entrance Hall

UPVC double glazed entrance door and glazed side panel, tiled flooring, stairs to first floor, under-stairs cupboard, radiator.

## Lounge-Diner

29'6" x 11'7" (9.0m x 3.55m)

A superb dual aspect through lounge-diner. UPVC double glazed bay window to front, two radiators, fitted carpet, multi-fuel log burner with certificates, UPVC double glazed sliding patio doors to rear.

## Kitchen

12'6" x 6'10" (3.82m x 2.10m)

UPVC double glazed window to rear, UPVC double glazed door to side, tiled floor, radiator. Fitted with a modern range of base, drawer & eye level units, work surfaces, breakfast bar, splash backs, double bowl stainless steel sink unit with mixer tap, extractor hood. Provision for cooker and space for washing machine. Pantry store housing wall mounted combination boiler.

## 1st Floor: Landing

UPVC double glazed window to side. Hayloft storage.

## Bedroom Two

13'2" x 9'3" (4.03m x 2.83m)

UPVC double glazed window to front, radiator, laminate flooring, large walk-in wardrobe.

## Bedroom Three

12'6" x 10'5" (3.82m x 3.20m)

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

## Bedroom Four

8'1" x 6'11" (2.48m x 2.12m)

UPVC double glazed window to front, laminate flooring, recessed spotlights, radiator.

## Bathroom

6'10" x 6'5" (2.10m x 1.96m)

UPVC double glazed opaque window to side, chrome heated towel rail, mainly tiled walls, spotlights to ceiling, extractor fan, panelled bath with electric shower over, vanity wash hand basin.

SEPARATE WC with UPVC double glazed opaque window to side, wc.

## Second Floor

### Bedroom One

12'0" x 9'4" (3.68m x 2.86m)

Three V-lux skylights, fitted carpet, radiator, two sets of fitted wardrobes.

### En-suite Bathroom

Vinyl flooring, mainly tiled walls, extractor fan, panelled bath with shower fitment over, pedestal wash hand basin, wc.

### Outside

To the front of the property is part lawned and slabbed with a wooden gate, fence and a low wall.

The rear garden is approx 80' long with patio, lawns, well stocked borders with shrubs, bushes, trees.

There are a range of outbuildings including a workshop.

Fenced boundaries and gated side access.

### 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.

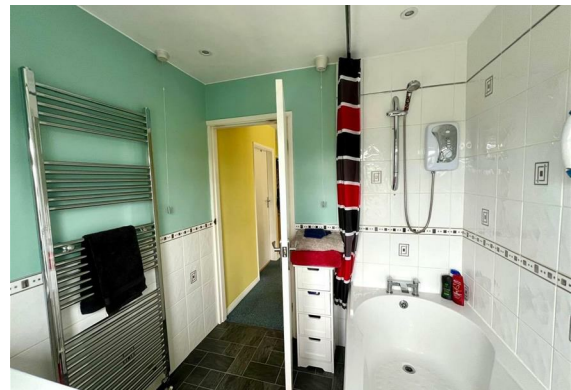
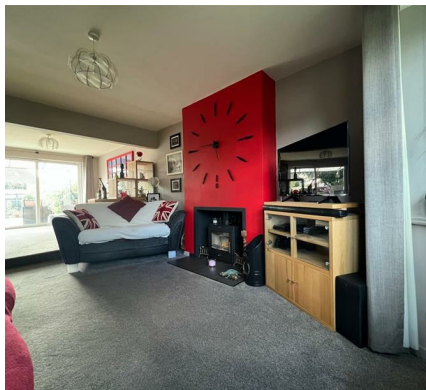
### Local Authority & Council Tax Info (Blaby)

This property falls within Blaby District Council ([blaby.gov.uk](http://blaby.gov.uk))

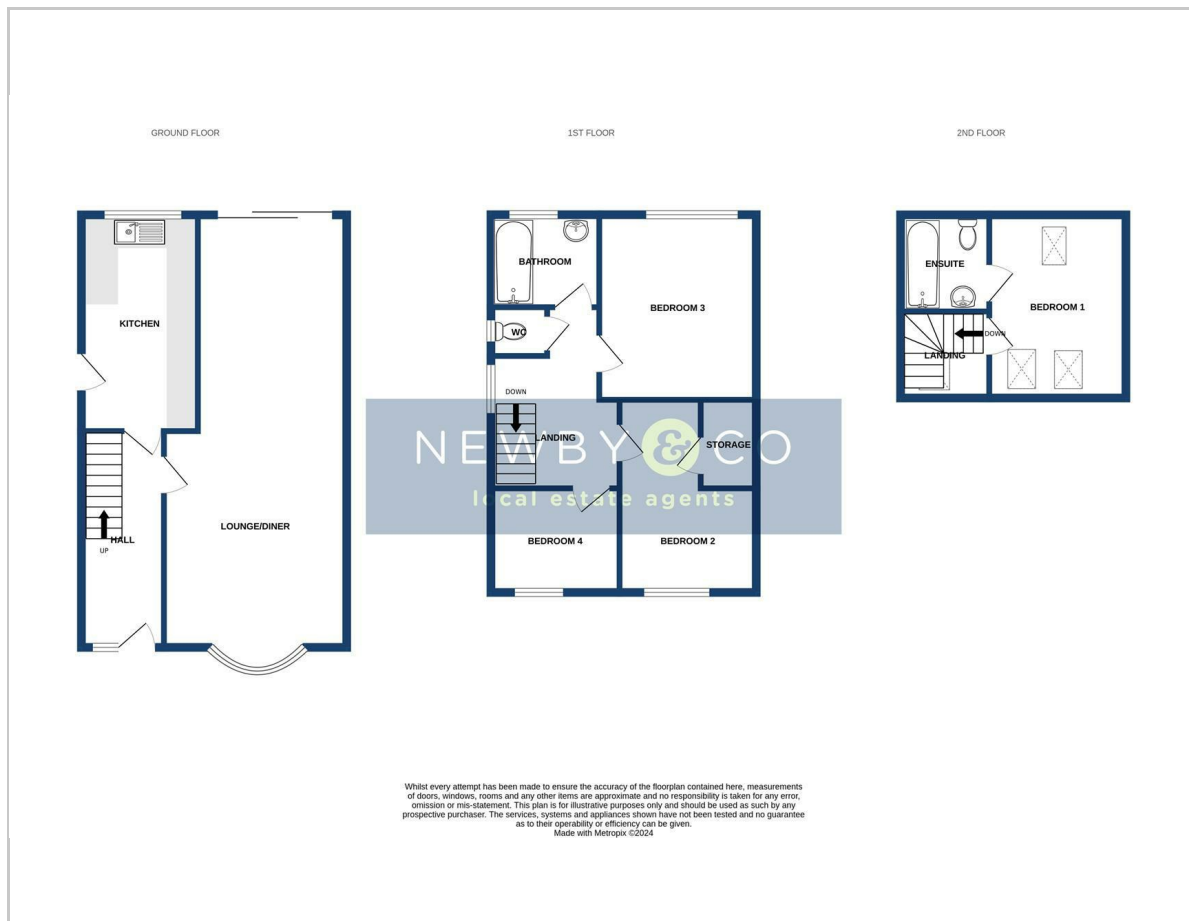
It has a Council Tax Band of B which means a charge of £1763.57 for tax year ending March 2025

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](http://www.leicestershire.gov.uk/education-and-children/schools-colleges-and-academies/find-a-school)



## Floor Plan



## Viewing

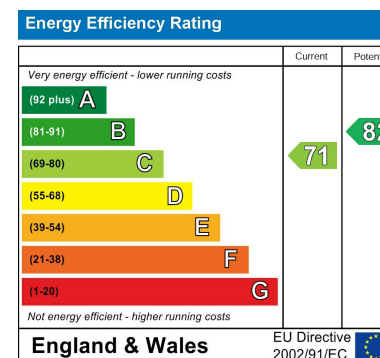
Please contact our Glenfield Office on 0116 2990 990 if you wish to arrange a viewing appointment for this property or require further information.

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## Area Map



## Energy Efficiency Graph



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