



14 Whitesand Close  
Glenfield, LE3 8PX

£360,000



# 14 Whitesand Close

Glenfield, Leicester, LE3 8PX

A well maintained 3 bedroom detached spacious family home situated in most sought after residential location close to The Hall County Primary school, excellent amenities, shops, major road links and open countryside. The property benefits from full gas central heating, majority UPVC double glazing. On the ground floor entrance hall, cloaks/wc, L-shaped lounge-diner, conservatory, kitchen with oven/hob & fridge. Upstairs landing, 3 good sized bedrooms, bathroom with modern white suite. Ample driveway to front, garage & outbuildings, 35' private rear gardens. Early viewing is highly recommended! Freehold. Council Tax Band D

## Large Porch

Hardwood timber multi glazed entrance door, large front and side glazed panels, tiled floor.

## Entrance Hall

Composite double glazed entrance door, laminate flooring, carpeted stairs to first floor, radiator.

## Cloaks/wc

Opaque window, laminate floor, wash hand basin, wc, wall mounted Vaillant central heating boiler.

## L-shaped lounge-diner

18'8" x 17'0" max (5.70m x 5.20m max )

A spacious L-shaped lounge diner which is really a trademark of these Calverley houses. timber double glazed windows to side and into conservatory, sliding double glazed patio doors into conservatory, two radiators, laminate floor, coving to ceiling.

## Conservatory

18'6" x 6'10" (5.65m x 2.10m )

A UPVC double glazed conservatory with brick base and 3/4 brick end wall, polycarbonate roof, tiled floor, French door to garden.

## Fitted Modern Kitchen

12'7" x 7'10" (3.85m x 2.40m )

A well appointed modern fitted kitchen with UPVC double glazed door and window to side. Fitted with a range of base, drawer and eye level units, butcher block worktops with tiled surrounds matching half tiled walls. Appliances include a Zanussi electric oven/grill, four ring gas hob, extractor fan, integrated fridge. There is a radiator, pantry store.

## 1st Floor: Landing

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

## Bedroom One

12'11" x 9'10" (3.96m x 3.00m )

UPVC double glazed window to rear, fitted carpet, radiator, built-in airing cupboard housing hot water cylinder.

## Bedroom Two

10'4" x 9'10" (3.15m x 3.00m )

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

## Bedroom Three

9'10" x 8'7" (3.00m x 2.62m )

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

## Bathroom

A modern bathroom with white suite. UPVC double glazed opaque window, panelled bath with electric shower over, pedestal wash hand basin, wc, modern waterproof wallboarding, radiator.

## Outside

The property is well set back from the road with a deep open plan garden laid mostly to lawn with well established trees, shrubs.

Driveway provides hard standing for up to three cars in front of a garage.

To the rear of the property is a private rear garden, approx 35', with a covered seating area, patio, lawns, external tap, well established beds and borders with flowers, shrubs and 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](http://blaby.gov.uk))

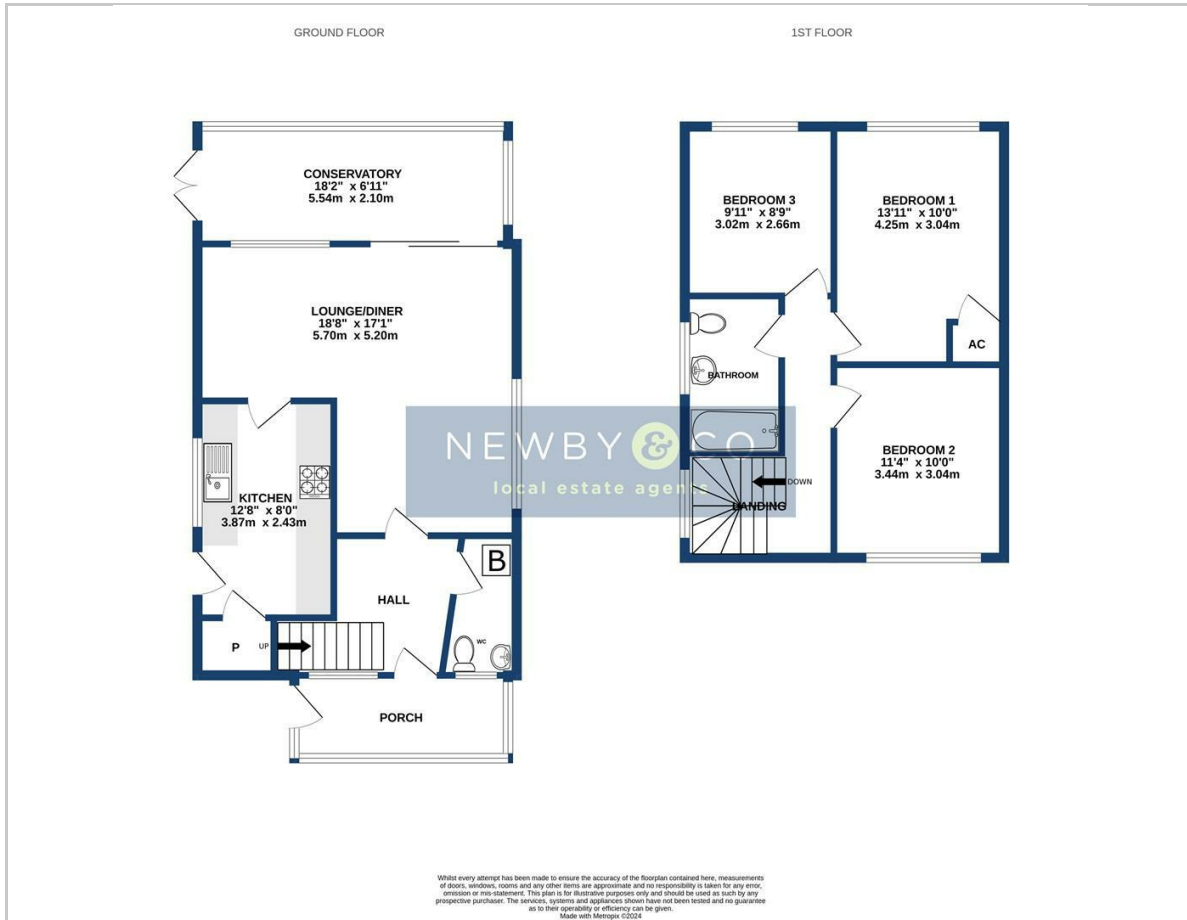
It has a Council Tax Band of D which means a charge of £2,267.45 for tax year ending March 2025

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



## Floor Plan

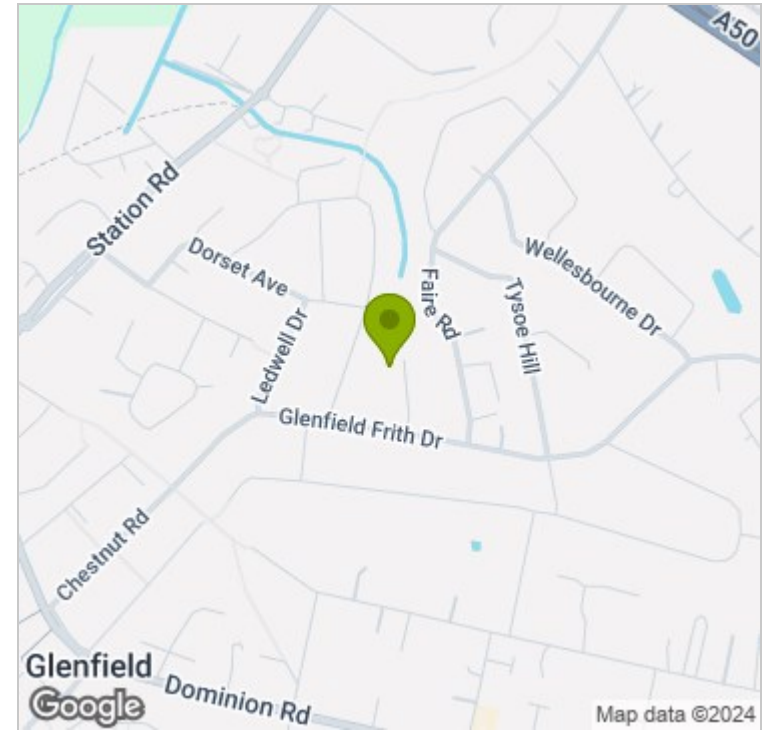


## Viewing

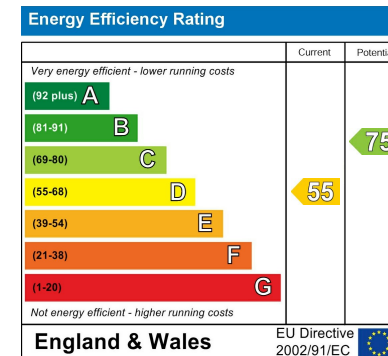
Please contact our Glenfield Office on 0116 2990 990 if you wish to arrange a viewing appointment for this property or require further information.

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## Area Map



## Energy Efficiency Graph



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