



16 Pennant Close
Glenfield, LE3 8LL

£295,000



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16 Pennant Close

Glenfield, Leicester, LE3 8LL

A much improved and extended traditional 1960's built 3/4 bedroom, 2 bathroom semi detached family home with generous flexible accommodation, 100' rear garden, driveway & carport. The property is well presented and benefits from full gas central heating, UPVC double glazing, pvc fascia, cavity wall insulation, intruder alarm. The accommodation comprises porch, hall, lounge, modern fitted kitchen-diner (oven/hob, dishwasher, washing machine & fridge), annex with ground floor bedroom & full modern wet room. Upstairs, landing, 3 bedrooms, family bathroom. Driveway & carport, private 100' rear gardens. Internal inspection highly recommended. No Upward Chain! Freehold. Council Tax Band C

Porch

UPVC double glazed entrance door and side panels.

Entrance Hall

UPVC double glazed inner door with attractive coloured glass & leaded detailing, fitted carpet, stairs to first floor, radiator, under-stairs cupboard.

Lounge

16'6" x 11'0" (5.05m x 3.36m)

A bright and airy living room. UPVC double glazed bay window to front, radiator, fitted carpet, attractive fireplace with electric fire, coving to ceiling.

Kitchen-Diner

17'4" x 9'6" (5.30m x 2.90m)

A well appointed kitchen with an abundance of both storage and worktops with also ample space for a table & chairs. Two UPVC double glazed windows to rear, tiled flooring, radiator. Fitted with a range of base, drawer & eye level units, work surfaces, tiled splashbacks, stainless steel sink unit with mixer tap. Built-in stainless steel electric oven, gas hob with extractor hood. Provision for washing machine.

Passage to Annex

UPVC double glazed doors from car port and to rear garden, radiator, vinyl flooring.

Ground Floor Bedroom

13'10" x 12'0" (4.22m x 3.67m)

A generously sized bedroom which would comfortably take a king sized bed plus large furniture. UPVC double glazed window to rear, fitted carpet, radiator.

Wet Room

UPVC double glazed opaque window to side, radiator, vinyl flooring, mainly tiled walls, extractor fan, electric shower, wash hand basin, wc.

First Floor: Landing

UPVC double glazed opaque window to side at top of stairs, fitted carpet, access to loft.

Bedroom One

15'1" x 9'10" (4.60 x 3.00)

A generous double bedroom. UPVC double glazed bay window to front, fitted carpet, radiator.

Bedroom Two

11'8" x 9'10" (3.57 x 3.00)

Another good sized double bedroom. UPVC double glazed window to rear, fitted carpet, radiator, airing cupboard housing Worcester combination boiler.

Bedroom Three

8'5" x 7'4" (2.57 x 2.26)

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

Shower Room

6'4" x 6'4" (1.94 x 1.94)

UPVC double glazed opaque window, radiator, tiled flooring, fully tiled walls, extractor fan, shower cubicle with electric shower, vanity wash hand basin, wc.

Outside

The front of the property has a block paved driveway providing parking for 2 cars side by side leading to a carport with up & over door.

The private rear garden approx 90' has paved patio, lawn, shrubs, tree, timber shed, 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)

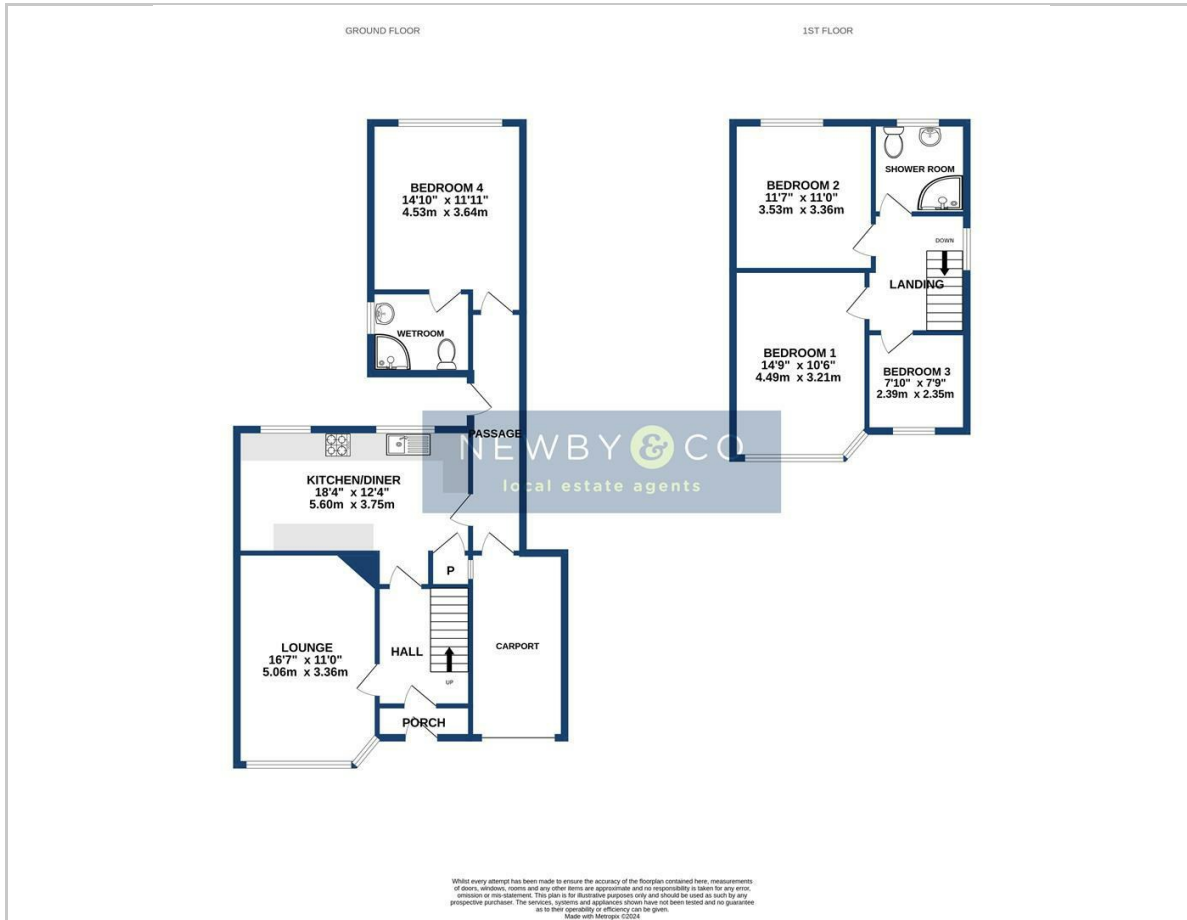
It has a Council Tax Band of C which means a charge of £2,015.51 for tax year ending March 2025

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

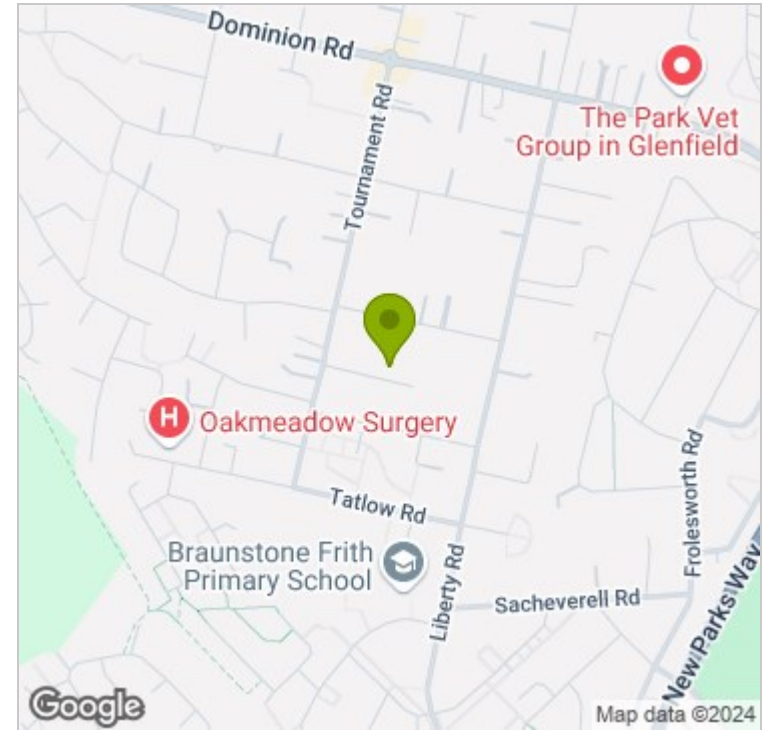


Viewing

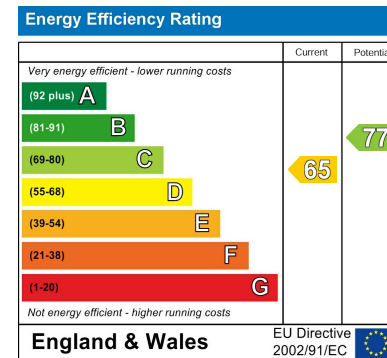
Please contact our Glenfield Office on 0116 2990 990 if you wish to arrange a viewing appointment for this property or require further information.

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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