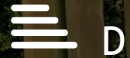




74 Chestnut Road  
Glenfield, LE3 8DB

£260,000



## 74 Chestnut Road

Glenfield, Leicester, LE3 8DB

A well cared for Calverley built 3 bedroom family semi-detached home in prime residential location close to well regarded primary school, a good selection of shops, major road links and views over open countryside from first floor windows. The property has a range of pros and cons including a recently installed complete new roof, rewired in 2010, cavity wall insulation, yet allowing scope for further improvement. The property is heated by electric storage heaters (some no longer work) The spacious accommodation comprises on the ground floor, hall, shower room, L-shaped lounge-diner, timber dg conservatory, fitted kitchen (oven/hob & some freestanding appliances included in sale). Upstairs, landing, 3 generously sized bedrooms, bathroom with shower over bath. Driveway & garage, split level 50' rear garden. Freehold - no upward chain. Council Tax Band C

### Entrance Hall

Double glazed composite entrance door, double glazed opaque window, fitted carpet, electric storage heater, stairs to first floor.

### Shower Room

Double glazed opaque window, Dimplex wall heater, fully tiled walls, tiled flooring, wash hand basin, wc.

### L-Shaped Lounge-Diner

19'1" x 17'6" (5.82 x 5.35)

Double glazed window to rear, fitted carpet, coving to ceiling, two electric storage heaters, sliding patio doors.

### Kitchen

Double glazed single door to side, double glazed window to side, vinyl flooring. Fitted with a range of base, drawer & eye level units, work surfaces, tiled splashback, double bowl stainless steel sink unit with mixer tap. Built-in Miele stainless steel electric fan assisted double oven, induction hob. Freestanding washing machine, dishwasher, tall fridge/freezer. Pantry store with electric meter and consumer unit.

### Conservatory

11'4" x 9'8" (3.46 x 2.96)

Hardwood double glazed with brick base, glazed roof, fitted carpet.

### First Floor Landing

Double glazed window to side, fitted carpet, access to part boarded loft with retractable ladder.

### Bedroom One

12'11" x 10'0" (3.95 x 3.05)

Double glazed window to rear, fitted carpet, coving to ceiling, airing cupboard housing cylinder.

### Bedroom Two

10'3" x 10'0" (3.13 x 3.05)

Double glazed window to front, fitted carpet, coving to ceiling.

### Bedroom Three

9'0" x 8'10" (2.75 x 2.71)

Double glazed window to front, fitted carpet, coving to ceiling.

### Bathroom

7'8" x 5'5" (2.35 x 1.67)

UPVC double glazed opaque window, chrome heated towel rail, fitted carpet, fully tiled walls, extractor fan. panelled bath with mains shower over and glass screen, pedestal wash hand basin and wc.

### Outside

To the front of the property a gravelled garden area with shrubs & fencing. Tarmac driveway providing parking for 3 cars leading to single brick detached garage with up & over door, light & power, inspection pit & door to side.

The rear garden approx 50' over 3 levels has patio, hard landscaping, lawn, greenhouse, two external power sockets, 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 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](http://www.leicestershire.gov.uk/education-and-children/schools-colleges-and-academies/find-a-school)



## Floor Plan

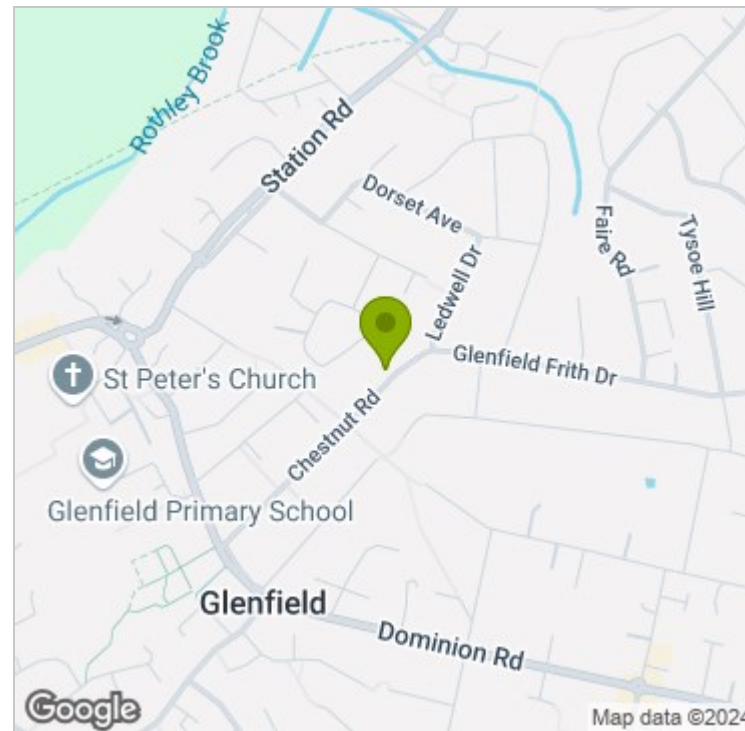


## Viewing

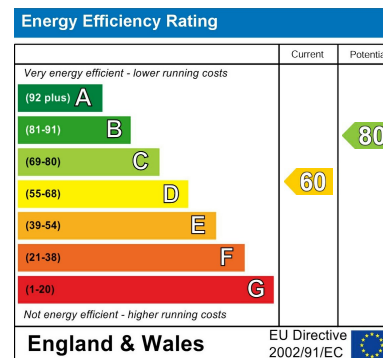
Please contact our Glenfield Office on 0116 2990 990 if you wish to arrange a viewing appointment for this property or require further information.

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



88 Faire Road, Glenfield,  
Leics, LE3 8ED  
Tel: 0116 2990 990  
Email: sales@newbyandco.co.uk  
newbyandco.co.uk



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