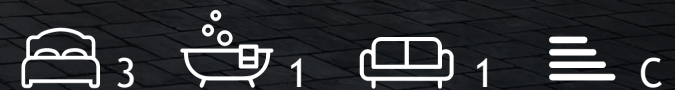




40 Olympic Close  
Glenfield, LE3 8AU

£260,000



## 40 Olympic Close

Glenfield, Leicester, LE3 8AU

A well proportioned 3 bedroom semi detached family home in popular cul-de-sac location close to good local amenities and schools. The property benefits from full gas central heating (boiler 2023), UPVC double glazing, pvc fascia, seamless gutters. On the ground floor, entrance hall, through lounge-diner, fitted kitchen (oven/hob & freestanding appliances included in sale). Upstairs, landing, 3 bedrooms, shower room. Driveway to front & side (2/3 cars), detached brick garage, 40' private rear garden. Freehold - no upward chain. Council Tax Band C

### Porch

UPVC double glazed sliding entrance door, tiled flooring.

### Entrance Hall

Glazed entrance door, tiled flooring, radiator, stairs to first floor, under-stairs cupboard, housing consumer unit and meters.

### Dual Aspect Lounge-Diner

23'4" x 11'2" (7.13 x 3.42)

A truly spacious living room with ample space for table and chairs. UPVC double glazed window to front, two radiators, fitted carpet, fireplace, spotlights and coving to ceiling, double glazed sliding patio doors to rear.

### Kitchen

11'3" x 8'5" (3.43 x 2.58)

UPVC double glazed door to side and UPVC double glazed window to rear, tiled flooring, wall mounted Baxi combination boiler (fitted 2023). Fitted with a range of base, drawer & eye level units, work surfaces, full height tiled splashback, one and a half bowl stainless steel sink unit with mixer taps. Built-in electric oven, gas hob with extractor hood. Free standing fridge/freezer, washing machine & microwave all included in sale.

### First Floor Landing

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

### Bedroom One

11'11" x 10'2" (3.65 x 3.10)

A generously sized double bedroom. UPVC double glazed window to front, fitted carpet, radiator, coving to ceiling.

### Bedroom Two

11'2" x 10'2" (3.41 x 3.12)

Another double bedroom. UPVC double glazed window to rear, fitted carpet, radiator, coving to ceiling.

### Bedroom Three

8'0" x 7'2" (2.46 x 2.20)

UPVC double glazed window to front, fitted carpet, radiator, built-in wardrobes.

### Shower Room

7'2" x 5'5" (2.20 x 1.67)

UPVC double glazed opaque window, radiator, tiled flooring, fully tiled walls, fitted with a contemporary white suite comprising of fully tiled walk-in shower enclosure with twin head mains shower including rain shower head, vanity wash hand basin, wc.

### Outside

The open plan front garden has lawn, shrubs, block paved driveway for 3 cars in front of wrought iron gates, leading to single detached brick built garage (19'6" x 8'6") with electric roller shutter door, light & power, door and window.

The private rear garden, approx 40', has paved patio, lawn, fully fenced & hedged 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.

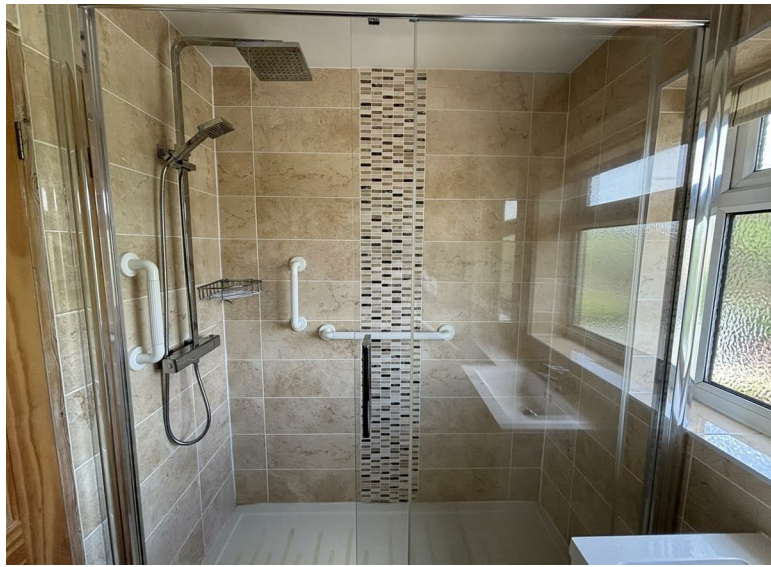
### Local Authority & Council Tax Info (Blaby)

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

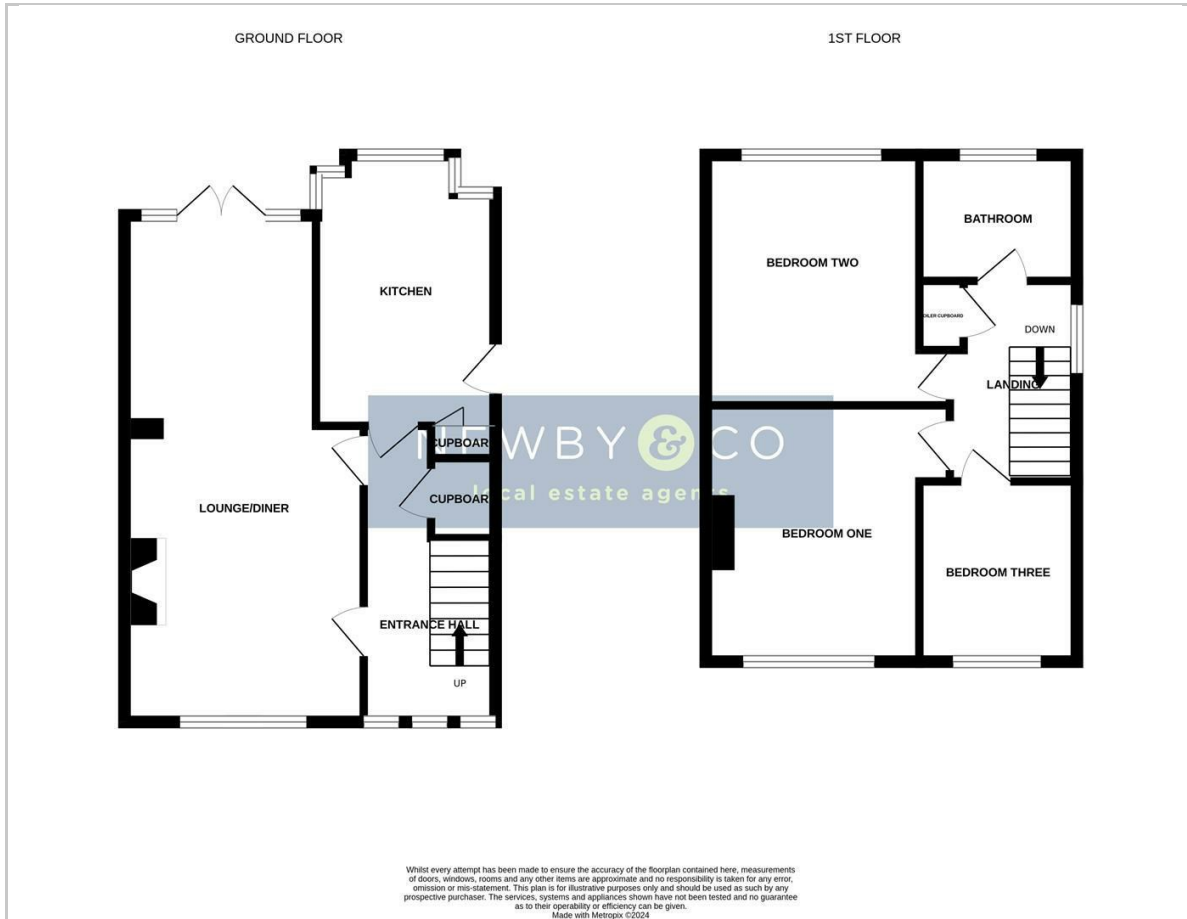
It has a Council Tax Band of C which means a charge of £2015.51 for tax year ending March 2025

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

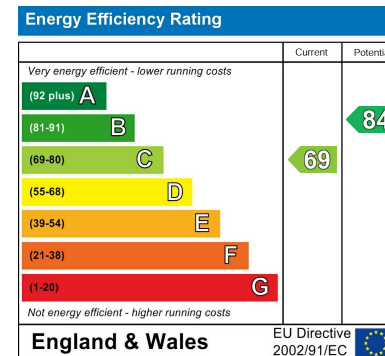
Please contact our Glenfield Office on 0116 2990 990 if you wish to arrange a viewing appointment for this property or require further information.

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



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