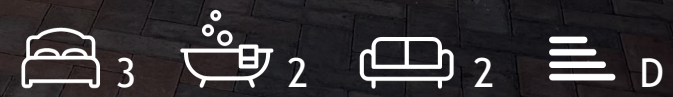




3 Ashleigh Road
Glenfield, LE3 8DA

Offers Over £360,000



3 Ashleigh Road

Glenfield, Leicester, LE3 8DA

A fully modernised 3 bedroom traditional detached bungalow in much non-estate location close to the centre of Glenfield village therefore close to amenities and bus routes. The bungalow was built around 1950 and has been comprehensively modernised and extended with brand new gas central heating, UPVC double glazing, pvc fascia, a modern kitchen with appliances, modern bathroom with white suite. The spacious and flexible accommodation all on one floor comprises, superb kitchen-diner with appliances living space, 3 good sized bedrooms, en-suite shower room to master, bathroom with white suite. There is a driveway for 3/4 cars, EV charger, well established 60' gardens to rear. Freehold - no upward chain!. Council Tax Band D

Living Kitchen

26'2" x 12'0" (8.00m x 3.66m)

Composite entrance door, double glazed bi-fold doors to rear, UPVC double glazed window to rear, large double glazed roof atrium with LED lights, herringbone vinyl flooring, recessed spotlights, two radiators. Fitted with a brand new range of base, drawer & eye level units, work surfaces, upstands, one and a half bowl sink unit with mixer tap. Brand new appliances including Lamona stainless steel electric fan assisted oven, Neff induction hob with extractor hood. Integrated dishwasher, fridge/freezer, washing machine, Bosch combi microwave. Wall mounted Worcester combination boiler.

Living Room

11'10" x 10'4" (3.62m x 3.15m)

Open plan to kitchen, fitted carpet, radiator.

Inner Lobby

Access to loft, fitted carpet, radiator.

Bedroom One

13'9" x 10'8" (4.21m x 3.26m)

A really good sized double bedroom with en-suite shower room. UPVC double glazed windows to front & side, fitted carpet, radiator.

En-suite Shower Room

UPVC double glazed opaque window, heated towel rail, vinyl flooring, fully tiled walls, spotlights to ceiling, extractor fan, walk-in enclosure with mains shower, vanity wash hand basin, wc.

Bedroom Two

13'2" x 10'4" (4.03m x 3.15m)

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

Bedroom Three

9'10" x 9'10" (3.01m x 3.00m)

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

Bathroom

8'0" x 6'5" (2.44m x 1.98m)

UPVC double glazed opaque window, chrome heated towel rail, vinyl flooring, mainly tiled walls, shaped shower bath with electric shower over, glass screen, vanity wash hand basin, wc.

Outside

The front of the property have a block paved driveway providing parking for 3 cars and an EV charger.

The South East facing rear garden approx 60' has patio, lawn, borders, shrubs, laurel & conifer trees, timber clad brick store, external water tap, power socket, fully fenced boundaries, gate to side.

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)

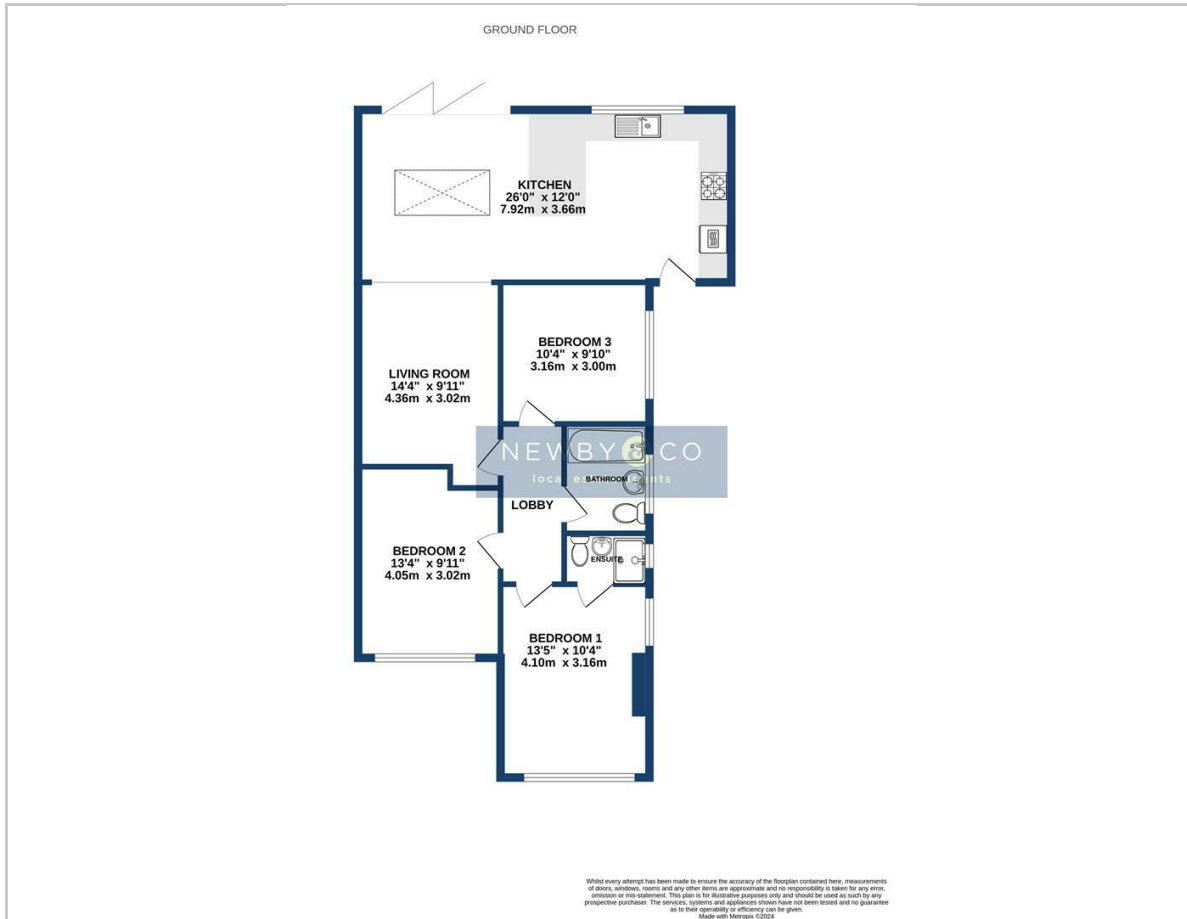
It has a Council Tax Band of C which means a charge of £2015.51 for tax year ending March 2025

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



Floor Plan



Viewing

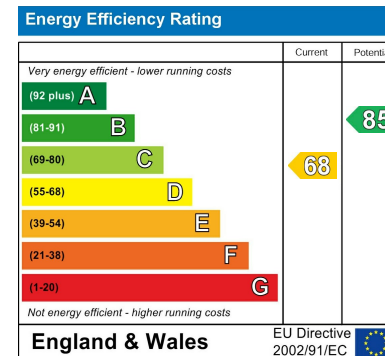
Please contact our Glenfield Office on 0116 2990 990 if you wish to arrange a viewing appointment for this property or require further information.

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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local estate agents