



4 Fishponds Close
Glenfield, LE3 8QL

£385,000



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A beautifully presented extended detached family home situated in cul de sac location close to good schooling and close to all local amenities, Morrisons store and excellent road links to A46/A50 & motorways. The property benefits from full gas central heating, UPVC double glazing. The ground floor offers open plan living with entrance hall, lounge, dining area and L-shaped kitchen with integrated appliances, cloaks/wc and study. To the first floor, landing, 4 bedrooms & family bathroom. Large driveway to the front to take 3 cars side-by-side, garage and well kept private gardens to the rear. Freehold. Council Tax Band D

Entrance Hall

A welcoming entrance hall with ample space for family requirements as is well demonstrated by the current owners. Composite multi-paned double glazed entrance door, UPVC double glazed window, tiled floor, stairs to first floor, radiator.

Open Plan Lounge

21'1" x 12'0" (6.43m x 3.68m)

A bright and airy dual aspect living room which benefits from the abundance of light coming from the well designed property width extension. UPVC double glazed window to front, gas fire, two radiators, brand new fitted carpet. Open plan into the Family/Dining Room.

Family/Dining Room

18'2" x 7'10" (5.56m x 2.39m)

UPVC double glazed French doors to garden, two UPVC double glazed rear facing windows, 3 double V-Lux skylights, tiled floor, radiator. Ample space for sizeable furniture and open plan into the kitchen.

Study

7'10" x 4'9" (2.39m x 1.47m)

UPVC double glazed window to rear, v-lux double glazed skylight, radiator, fitted carpet.

L-Shaped Kitchen

13'1" x 10'11" max (4.01m x 3.35m max)

A delightful well appointed fitted kitchen. UPVC double glazed door to side, tiled floor with underfloor heating, fitted with a range of bespoke base, drawer & eye level units, granite worktops with under unit lighting, enamel Belfast sink unit with mixer taps, range cooker with two electric fan assisted ovens, grill, 5 gas burners, extractor hood, integrated dishwasher, fridge/freezer, washing machine, spotlights to ceiling.

Cloaks/wc

Tiled floor, vanity wash hand basin, wc, fitted cabinets, extractor fan. Situated off the kitchen.

1st Floor: Landing

Access to loft, brand new fitted carpet, airing cupboard housing cylinder.

Bedroom One

11'8" x 11'6" max (3.56m x 3.53m max)

A generous sized double bedroom. UPVC double glazed window to front, radiator, brand new fitted carpet.

Bedroom Two

12'2" x 11'8" (3.73m x 3.58m)

Another good sized double bedroom. UPVC double glazed window to front, radiator, fitted carpet.

Bedroom Three

9'1" x 8'0" (2.79m x 2.44m)

This room would also accommodate a double bed. UPVC double glazed window to rear, radiator, fitted carpet.

Bedroom Four

8'5" x 6'3" (2.57m x 1.91m)

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

Bathroom

6'11" x 6'2" (2.13m x 1.88m)

A modern fitted bathroom with white suite and natural tiled walls. UPVC double glazed opaque window to rear, chrome heated towel rail, tiled floor, fully tiled walls, panelled bath with electric shower over & glass screen, pedestal wash hand basin, wc, extractor fan.

Outside

The front of the property has a block paved driveway providing parking for 3 cars side-by-side leading to single brick built garage (17'3 x 8'4) with up & over door, light & power, Glowworm combination boiler, consumer unit.

The private rear garden has feature circle patio, lawn, borders, external water tap, raised garden with railway sleepers, shed, side store area with polycarbonate roof, 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)

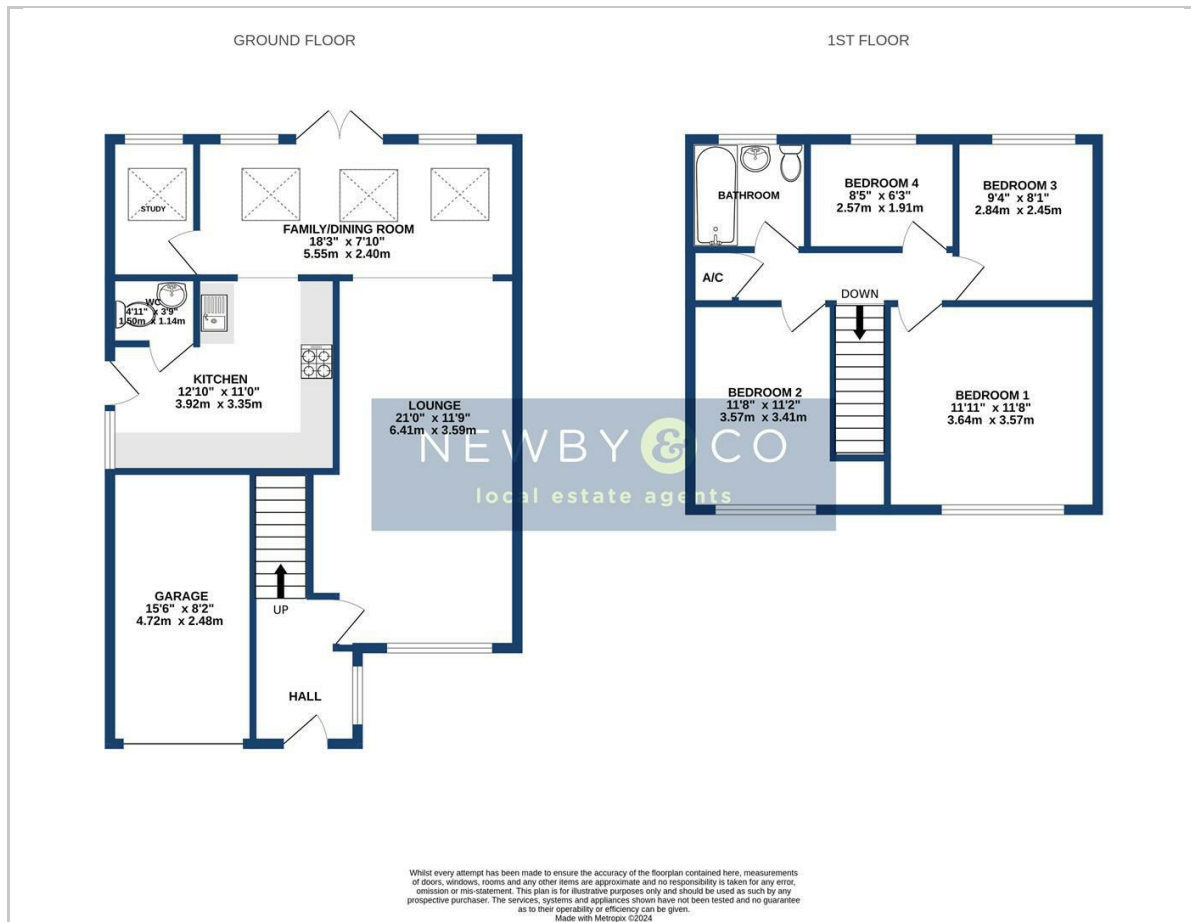
It has a Council Tax Band of D which means a charge of £2,267.45 for tax year ending March 2025

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



Floor Plan



Viewing

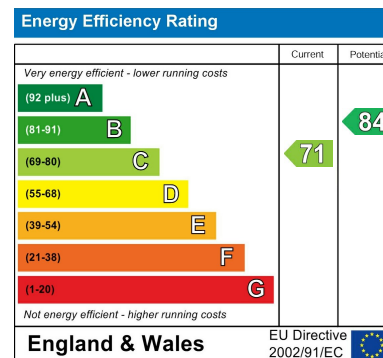
Please contact our Glenfield Office on 0116 2990 990 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph



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