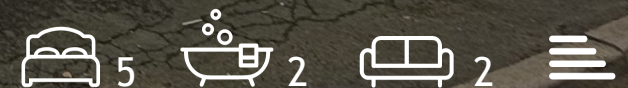




5 Chestnut Road
Glenfield, LE3 8DD

£395,000



5 Chestnut Road

Glenfield, Leicester, LE3 8DD

A really spacious Victorian 5 bed detached family house situated in non estate position close to village centre and well regarded schools. The house is well placed for all of Glenfield's excellent amenities and major road links. Good sized family accommodation benefits from full gas central heating (combi boiler), UPVC double glazing, offered for sale with no upward chian. On the ground floor, entrance hall, 24' lounge-diner, 20' breakfast-kitchen, UPVC conservatory, utility room, cloaks/wc. Upstairs, landing, 4 bedrooms, two bathrooms including en-suite. Top floor a 5th bedroom. Outside, standing for 3 cars including under carport & a brick garage, 70' rear gardens, large timber shed. Viewing highly recommended! Freehold. Council Tax Band D

Entrance Hall

A long passage hallway with hardwood leaded glazed entrance door, laminate flooring, radiator, stairs to first floor.

Lounge-Diner

24'6" x 11'11" (7.47m x 3.65m)

A particularly spacious triple aspect room which has many flexible uses. UPVC double glazed large picture windows to front & side and glazed double doors to conservatory. Fitted carpet, two radiators, electric fire set in impressive fireplace.

Breakfast-Kitchen

20'1" x 9'6" (6.14m x 2.92m)

A really good sized kitchen with a wealth of storage and worktop space. Glazed French doors to conservatory and a side facing rear entrance door opening into the gardens. The kitchen is well equipped with base, drawer and eye level units, work surfaces with tiled surrounds, stainless steel sink unit, built-in electric oven and gas hob with extractor hood. Radiator, pantry store, provision for dishwasher.

Utility Room

UPVC double glazed windows to rear and side, tiled floor, provision for washing machine, wall mounted combi boiler.

Cloaks/wc

Wash hand basin, wc, tiled floor, heated towel rail.

Conservatory

13'9" x 6'4" (4.20m x 1.94m)

UPVC double glazed conservatory with polycarbonate roof, door to rear garden.

1st Floor: Galleried Landing

A split level galleried landing provides access to all rooms, fitted carpet, two radiators, fitted storage.

Bedroom One

15'5" x 11'11" (4.71m x 3.64m)

A tremendously spacious master bedroom with en-suite bathroom off. UPVC double glazed window to front, fitted carpet, radiator.

En-Suite Bathroom

11'9" x 9'3" (3.60m x 2.84m)

UPVC double glazed windows to front and rear, tiled floor. Fitted with a four piece white bathroom suite comprising of roll top free standing bath, separate fully tiled shower cubicle with electric shower, pedestal wash hand basin, wc, mainly tiled walls, chrome heated towel rail.

Bedroom Two

11'11" x 9'6" (3.65m x 2.92m)

UPVC double glazed windows to side and rear, fitted carpet, radiator, coving to ceiling.

Bedroom Four

10'2" x 5'10" (3.10m x 1.80m)

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

Bedroom Five

10'2" x 5'10" (3.10m x 1.80m)

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

Top Floor: Bedroom Three

15'3" x 11'0" (4.67m x 3.36m)

The top floor of this house has been converted to a bedroom prior to our clients purchase in 2006. There is a permanent staircase, two skylights, fitted carpet and access to eaves storage.

Outside

To the front and side of the house there is off road parking for 2/3 cars including under the carport which in turn leads to the brick garage.

There is a small forecourt garden to front and a generous 70' rear garden with paved patio, lawns, large timber shed on raised decking.

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)

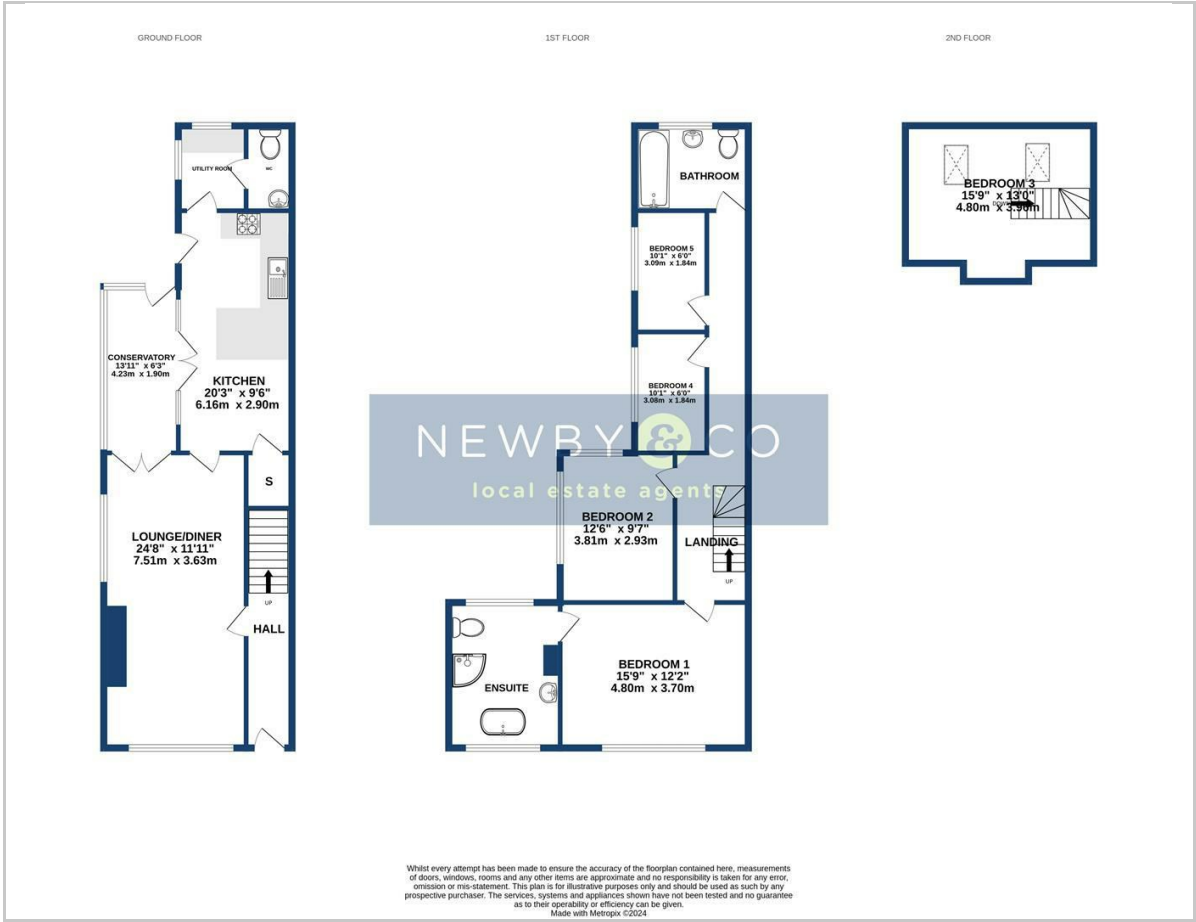
It has a Council Tax Band of D which means a charge of £2373.17 for tax year ending March 2026

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

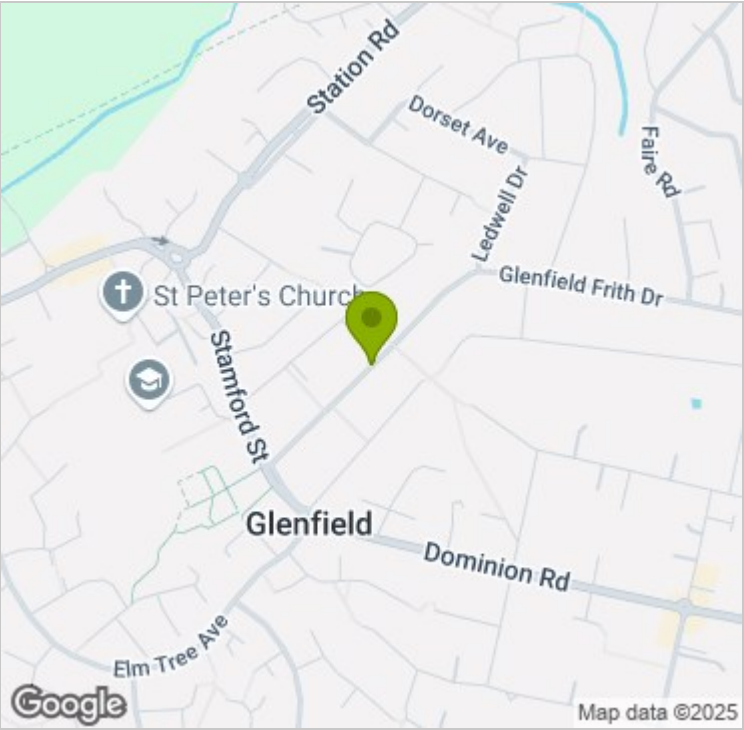


Viewing

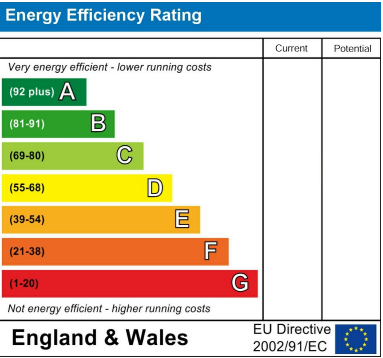
Please contact our Glenfield Office on 0116 2990 990 if you wish to arrange a viewing appointment for this property or require further information.

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 firms 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

