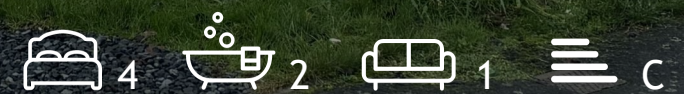


23 Wheatfield Close  
Glenfield, LE3 8SD

£385,000





## 23 Wheatfield Close

Glenfield, Leicester, LE3 8SD

A really well presented 1990's four bedroom/2 bathroom detached family home in a most popular position close to excellent amenities including schools, shops, major road links and open countryside. The property has been maintained to the highest of standards with full gas central heating (Worcester Combi boiler), UPVC double glazing, pvc fascia, refitted modern kitchen and bathrooms. The spacious, tastefully decorated accommodation comprises, entrance hall, lounge, 29' superb fully fitted living-kitchen with granite worktops & integrated appliances. Upstairs, landing, 4 good sized bedrooms, en-suite shower room, family bathroom. 2 car driveway, garage, private rear gardens. Early viewing is highly recommended! Freehold. Council tax band D

### Entrance Hall

Double glazed composite entrance door, double glazed side panel, laminate flooring, carpeted to stairs, under-stairs cupboard, radiator.

### Cloaks/wc

Wash hand basin, wc, radiator, extractor fan.

### Lounge

15'1" x 14'1" (4.60 x 4.30)

UPVC double glazed bay window to rear, two radiators, laminate flooring, recessed spotlights, gas fire set in attractive modern fireplace.

### Kitchen-Diner

28'11" x 8'7" (8.83 x 2.63)

UPVC double glazed single door and window to rear, two UPVC double glazed windows to front, tiled flooring kitchen, laminate flooring to dining area, recessed spotlights, two radiators. Fitted with a range of base, drawer & eye level units, granite work surfaces, breakfast bar, one and a half bowl stainless steel sink unit with mixer tap. New Zanussi built-in electric fan assisted double oven, Neff gas hob, integrated fridge/freezer. Provision for washing machine and dishwasher.

### First Floor Landing

UPVC double glazed window, access to loft.

### Bedroom One

15'1" x 10'5" (4.60 x 3.20)

UPVC double glazed 7 pane window with feature arch to front, fitted carpet, radiator, recessed spotlights, 2 sets of deep recess wardrobes.

### En-suite Shower Room

9'0" x 5'5" (2.75 x 1.66)

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

### Bedroom Two

13'10" x 8'9" (4.22 x 2.67)

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

### Bedroom Three

10'10" x 8'2" (3.32 x 2.51)

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

### Bedroom Four

10'10" x 6'11" (3.32 x 2.11)

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

### Bathroom

9'1" x 7'7" (2.78 x 2.32)

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

### Outside

5.2 x 2.50

The open plan front garden has lawn, driveway providing off road parking for 2 cars side by side leading to single attached brick built garage (17' x 8'2) with up & over door, light & power and housing Worcester combination boiler.

The private enclosed rear garden has block paved patio, raised borders, external water tap (hot & cold), 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 D which means a charge of £2373.175 for tax year ending March 2026

Please note: When a property changes ownership local authorities do reserve the right to recalculate council tax bands.

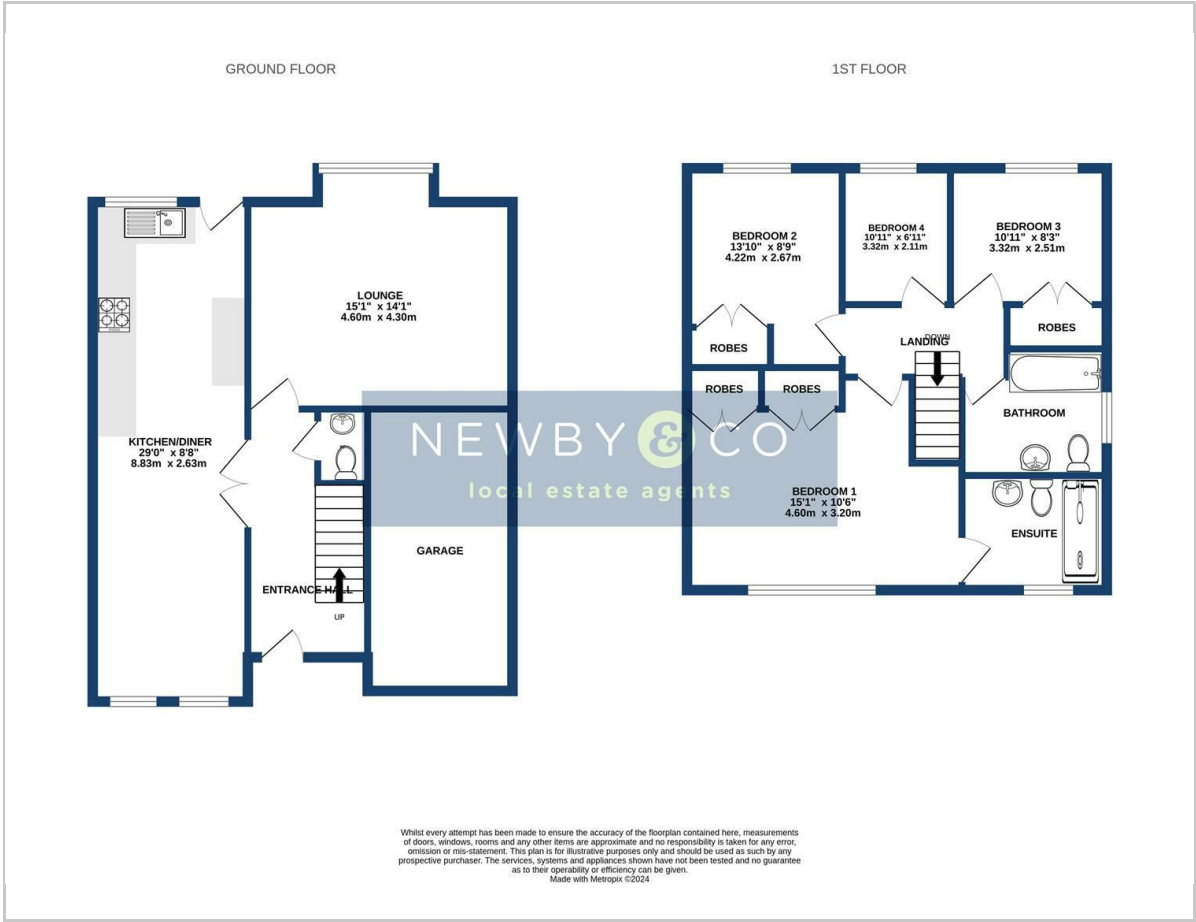
For more information regarding school catchment areas please go to [www.leicestershire.gov.uk/education-and-children/schools-colleges-and-academies/find-a-school](http://www.leicestershire.gov.uk/education-and-children/schools-colleges-and-academies/find-a-school)







Floor Plan



Viewing

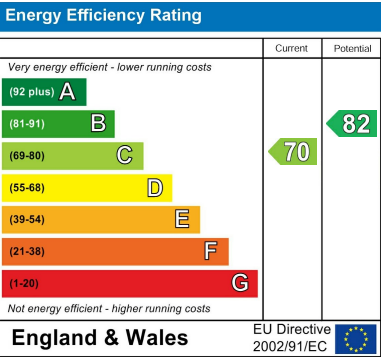
Please contact our Glenfield Office on 0116 2990 990 if you wish to arrange a viewing appointment for this property or require further information.

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 firms 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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