



3 Laurel Close
Glenfield, LE3 8AW

£350,000



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A well presented 2 bedroom detached bungalow in much sought after residential cul-de-sac location close to excellent amenities, good bus routes and major road links. The property benefits from full gas central heating, UPVC double glazing, pvc fascia. Good decorative order, floor coverings and fixtures & fittings throughout this property which is ready to move in. The spacious accommodation briefly comprises of porch, hall, spacious 18' kitchen-diner with oven/hob, lounge, sitting room, conservatory, 2 bedrooms, 2 shower rooms. Gardens to front and rear, driveway for 2 cars & double garage. Highly Recommended! Freehold with no upward chain. Council Tax Band E

Porch

UPVC double glazed entrance door.

Entrance Hall

Glazed inner door, radiator.

Kitchen-Diner

18'5" x 17'7" (5.63m x 5.38m)

A spacious open play kitchen diner with dual aspect. UPVC double glazed door to side, UPVC double glazed windows to side and front, vinyl flooring, radiator. Fitted with a range of base, drawer & tall units providing a wealth of low level storage, work surfaces with tiled surrounds, one and a half bowl stainless steel sink unit with mixer taps. Built-in electric fan assisted oven, gas hob. Integrated fridge freezer. Ample room for a large table and chairs, spotlights to ceiling. Utility store with plumbing for washing machine, wall mounted Worcester combination boiler.

Lounge

16'3" x 12'10" (4.96m x 3.92m)

A good sized living room facing the front of the property. UPVC double glazed bay window to front, two radiators, fitted carpet, wall and ceiling lighting, gas fire in fireplace, coving to ceiling.

Sitting Room

11'10" x 9'0" (3.63m x 2.76m)

Double glazed aluminium sliding doors to conservatory, fitted carpet, radiator, coving to ceiling.

Conservatory

11'2" x 10'9" (3.41m x 3.30m)

UPVC double glazed conservatory with a brick base, polycarbonate apex roof, French doors to garden, tiled flooring.

Inner Lobby

Access to loft, fitted carpet, shelved cupboard.

Bedroom One

13'1" x 12'10" (3.99m x 3.92m)

A generous double bedroom with ample space for furniture. UPVC double glazed window to rear, fitted carpet, radiator, coving to ceiling.

Bedroom Two

15'10" x 7'8" (4.85m x 2.35m)

Situated off the kitchen and having en-suite shower room therefore could be a good guest suite. UPVC double glazed window to rear, fitted carpet radiator, coving to ceiling. The current owner has two full size single beds in this room comfortably.

En-suite Shower Room

Fitted with a modern white suite of shower cubicle, wash hand basin, wc, waterproof wallboarding.

Shower Room

9'10" x 5'6" (3.02m x 1.70m)

UPVC double glazed opaque window to side, chrome heated towel rail, mainly tiled walls, a modern white suite comprising of walk-in shower enclosure with electric shower, pedestal wash hand basin, wc.

Outside

The front of the property has garden laid mainly to lawn, shrubs, block paved driveway for 2 cars standing side-by-side leading to double attached garage.

The generously sized but easily maintained private rear garden has patio, lawn, Bramley Apple and Victoria Plum trees, fully fenced boundaries, gated side access.

Double Garage

16'4" x 15'10" (5.00m x 4.83m)

Good sized garage with electric roller shutter door, light & power, tap, UPVC door and window to rear.

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)

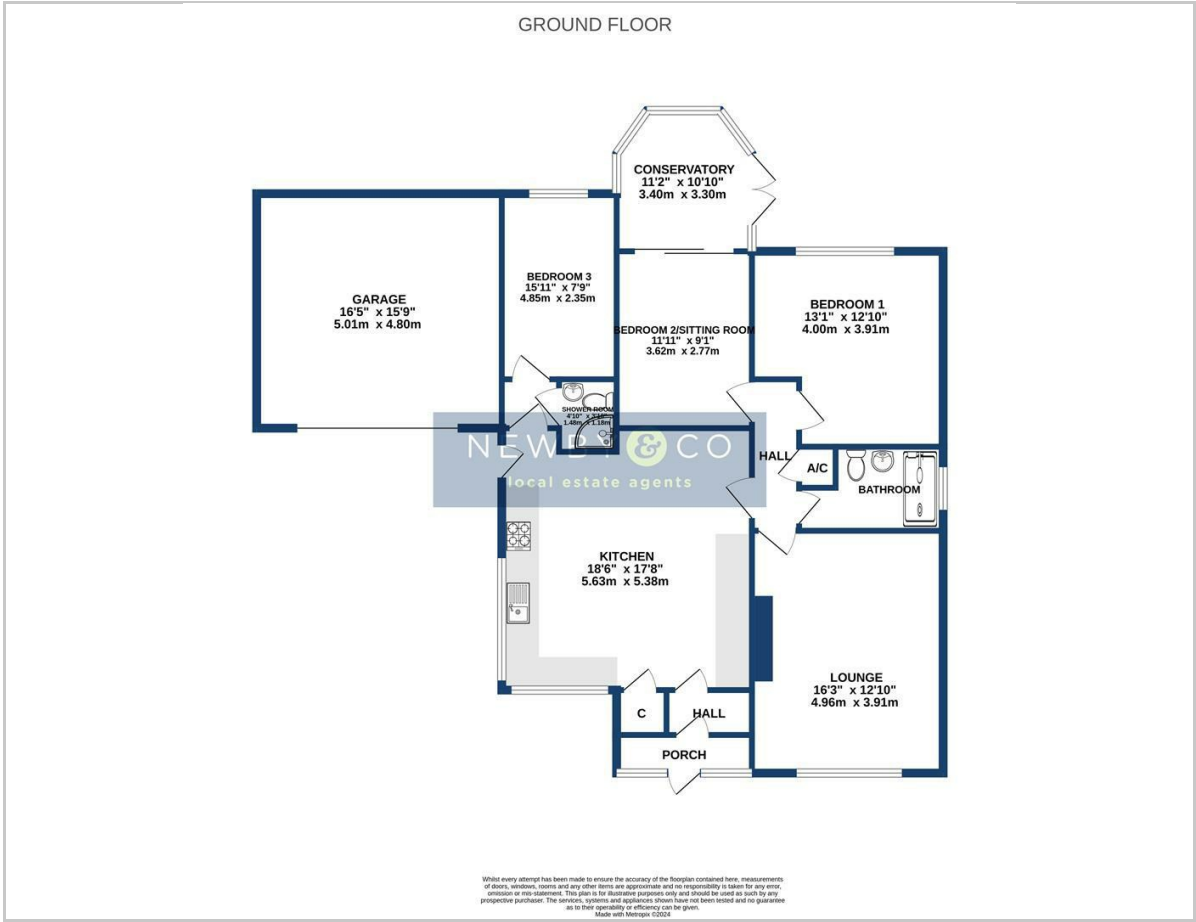
It has a Council Tax Band of E which means a charge of £2900.55 for tax year ending March 2026

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

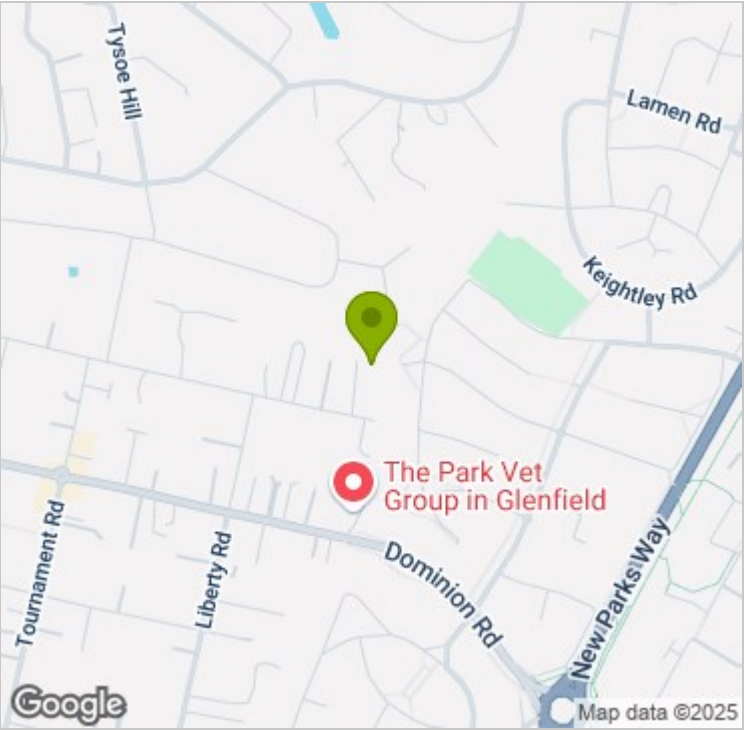


Viewing

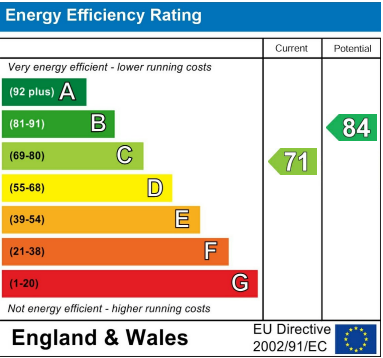
Please contact our Glenfield Office on 0116 2990 990 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph



88 Faire Road, Glenfield,
Leics, LE3 8ED
Tel: 0116 2990 990
Email: sales@newbyandco.co.uk
newbyandco.co.uk

