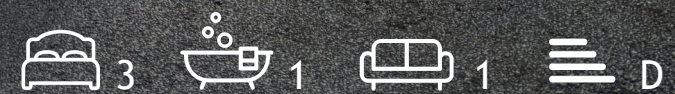




4 Kirby Road
Glenfield, LE3 8DE

£425,000



4 Kirby Road

Glenfield, Leicester, LE3 8DE

A traditional 3 bedroom detached family home which has just undergone a full remodelling with brand new kitchen & bathroom and 70' garden to rear. Situated in prime non-estate residential location close to good schools, a range of shops, major road links and regular public transport. The property benefits from full gas central heating, UPVC double glazing, extremely well appointed throughout. The generous accommodation briefly comprises on the ground floor, hall, through lounge-diner, fully fitted kitchen-diner with appliances. Upstairs, landing, 3 good sized bedrooms, bathroom with shower over bath. Driveway for 2/3 cars & garage, 70' private rear gardens. Freehold. Council tax band D

Entrance Hall

A canopied open porch with light leads to the welcoming entrance hall. Hardwood entrance door with bullseye glass panel, UPVC double glazed window at the foot of the stairs, newly fitted neutral carpet, stairs to first floor, radiator.

Cloaks/wc

Tiled flooring, wash hand basin, wc, extractor fan.

Lounge- Diner

21'6" x 11'10" (6.56m x 3.63m)

A delightful dual aspect room which would accommodate really large furniture including a table and chairs if required. UPVC double glazed window to front, radiator, newly fitted neutral fitted carpet, UPVC double glazed sliding patio doors to rear garden.

Kitchen-Diner

21'0" x 8'9" (6.41m x 2.68m)

UPVC double glazed window to rear, UPVC double glazed French doors leading out to rear gardens, tiled flooring, radiator, spotlights to ceiling. The kitchen is fully fitted with a sleek modern range range of base, drawer & eye level units, work surfaces with tiled surrounds, one-and-a-half bowl stainless steel sink unit with mixer taps. Appliances include a built-in electric double oven, gas hob with extractor hood over, integrated dishwasher. Space for a tall fridge freezer.

First Floor: Galleried Landing

A bright galleried landing. UPVC double glazed window to front, newly fitted neutral fitted carpet, recessed spotlights, access to loft.

Bedroom One

12'7" x 11'5" (3.84m x 3.50m)

A generous double bedroom which could easily accommodate a king sized bed plus furniture. UPVC double glazed window to rear, newly fitted neutral fitted carpet, radiator, recessed spotlights.

Bedroom Two

11'8" x 11'5" (3.57m x 3.50m)

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

Bedroom Three

12'5" x 11'11" max (3.80m x 3.64m max)

Third bedroom with good storage. UPVC double glazed window to front, newly fitted neutral fitted carpet, radiator, eaves recessed storage cupboards on either side of the room.

Bathroom

8'10" x 6'3" (2.70m x 1.93m)

A recently remodelled bathroom with a fabulous contemporary white bathroom suite. UPVC double glazed opaque window, chrome heated towel rail, tiled flooring, fully tiled walls with large fitted mirror, spotlights to ceiling, extractor fan. The contemporary white bathroom suite comprises of a shaped shower bath with twin head shower over and a glass screen, vanity wash hand basin, wc.

Outside

To the front of the property there is a good sized frontage providing off road standing for 2/3 cars in front of the garage. This comprises of a block paved driveway & additional tarmac area. There is also a walled boundary and a gravelled area suitable for pots. External water tap. The private rear gardens are approx 70' long and has paved patio, extensive lawns, fully fenced boundaries with concrete gravel boards & posts, gated side access, external water tap.

Garage

15'10" x 7'10" (4.85m x 2.39m)

Single attached garage which has up & over door, light and power. Wall mounted gas central heating boiler.

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)

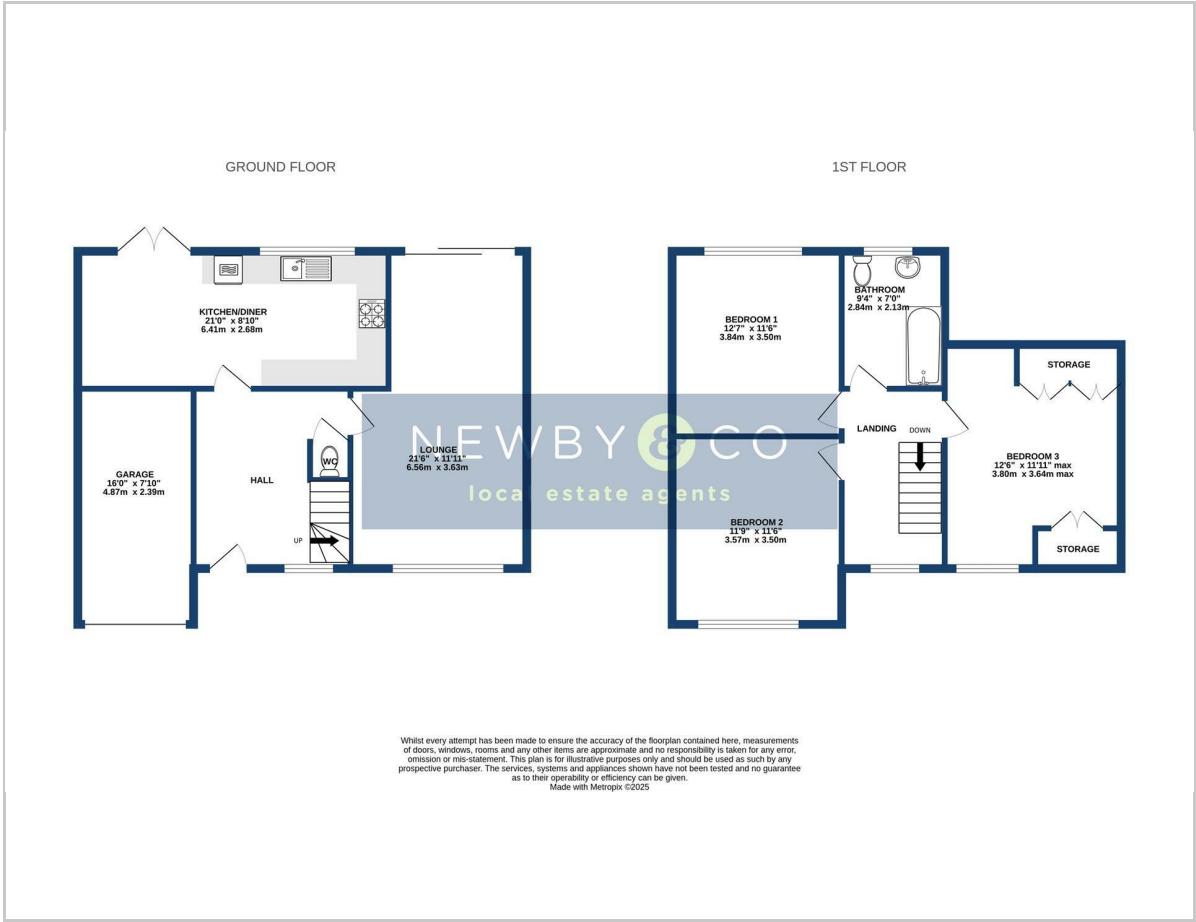
It has a Council Tax Band of D which means a charge of £2373.17 for tax year ending March 2026

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

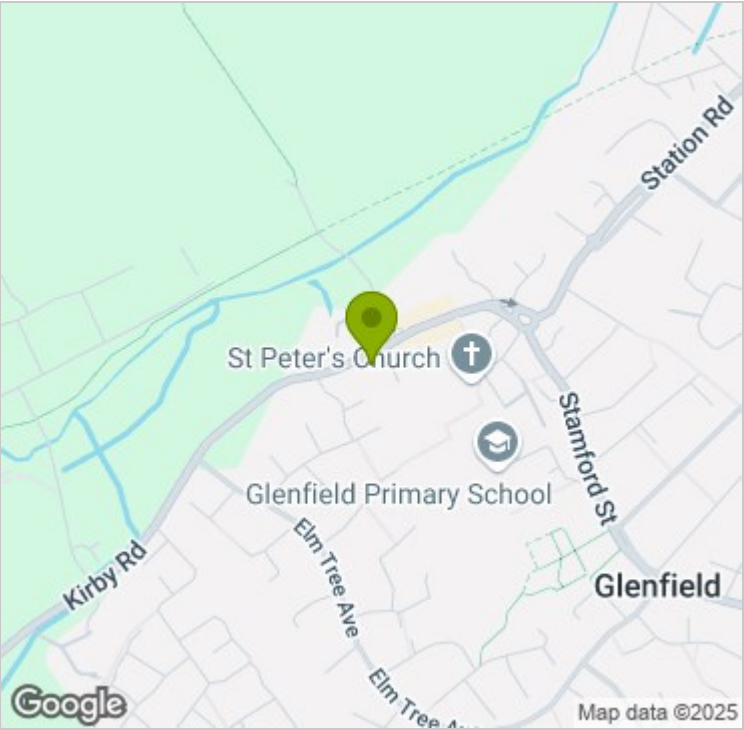


Viewing

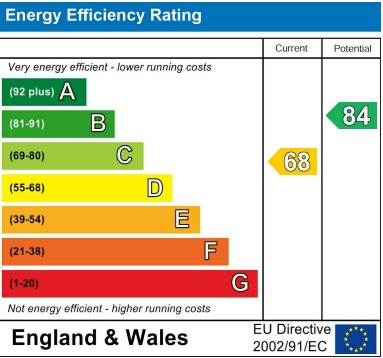
Please contact our Glenfield Office on 0116 2990 990 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph



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