



30 Gynsills Hall, Stelle Way  
Glenfield, LE3 8HP

£175,000





## 30 Gynsills Hall, Stelle

Glenfield, Leicester, LE3 8HP

PUBLIC NOTICE - 30 Gynsills Hall, Glenfield

We advise that an offer has been made for the above property in the sum of £170,000. Any persons wishing to increase on this offer should notify Newby & Co of their best offer prior to exchange of contracts.

NEWBY & CO, 88 FAIRE ROAD, GLENFIELD LEICS LE3 8ED

### L-shaped Entrance Hall

A long L-shaped entrance hall with fitted carpet, large storage cupboard, electric heater.

### Lounge

16'10" x 14'2" (5.15m x 4.32m)

A bright and airy spacious living room with two UPVC double glazed windows, fitted carpet, two electric heaters.

### Kitchen-Diner

14'4" x 10'9" (4.38m x 3.30m)

A good sized kitchen-diner with ample space for table & chairs. UPVC double glazed window, fitted with a range of base, drawer and eye level units, work surfaces, stainless steel sink unit, built-in electric oven & hob, dishwasher, fridge-freezer.

### Bedroom One

14'4" x 9'5" (4.38m x 2.89m)

UPVC double glazed window, fitted carpet, electric heater, fitted wardrobes.

### En-suite Shower Room

Well appointed with electric shower in cubicle, pedestal wash hand basin, wc, half tiled walls, tiled floor.

### Bedroom Two

14'2" x 9'9" (4.34m x 2.98m)

UPVC double glazed window, fitted carpet.

### Bathroom

7'6" x 7'6" (2.30 x 2.30)

Fitted with a three piece white suite comprising of panelled bath with shower over, wash hand basin, wc, tiled floor, extractor fan.

### Outside

Gynsills Hall is set within extensive communal gardens which are maintained by the management contract. There are extensive lawns, mature trees and hedges/shrubs. The parking area is secured by electric gates and parking spaces are allocated by numbered spaces. There are a number of spaces available for guests.

### 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.

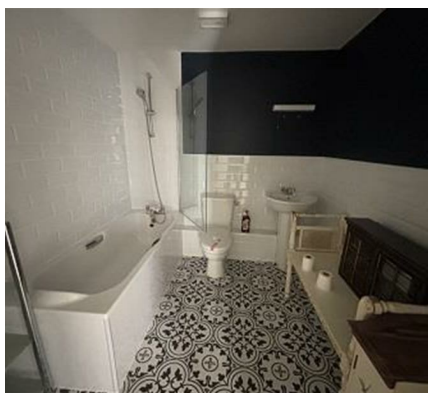
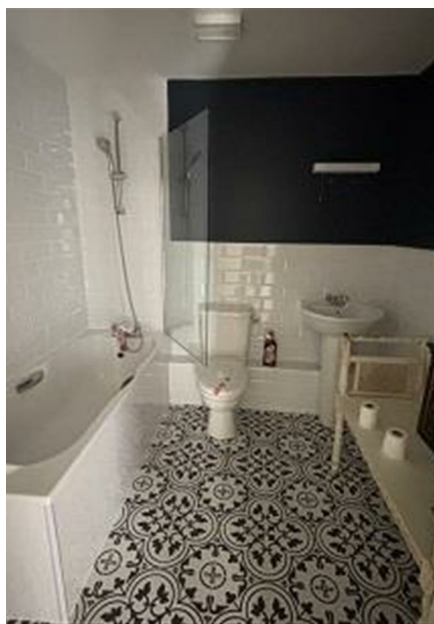
### Local Authority & Council Tax Info (Blaby)

This property falls within Blaby District Council ([blaby.gov.uk](http://blaby.gov.uk))

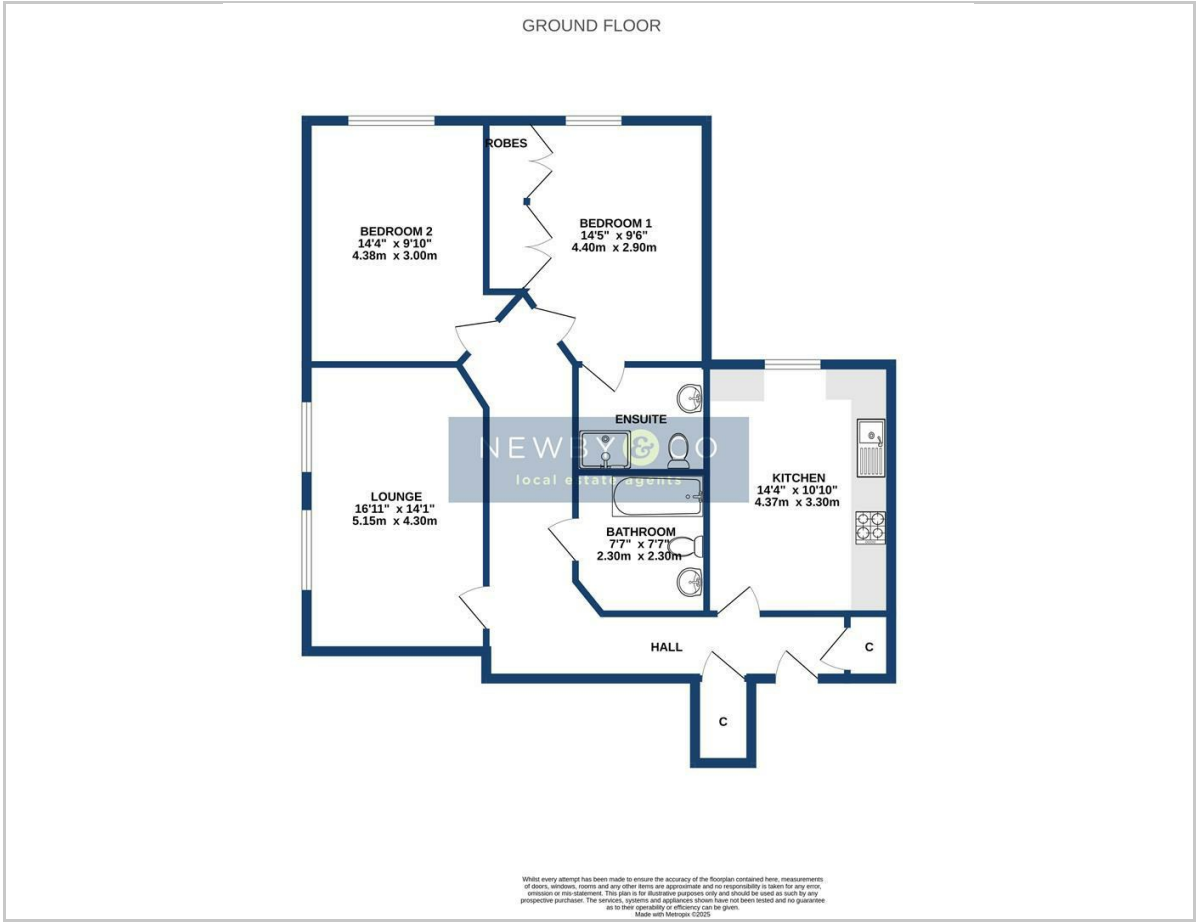
It has a Council Tax Band of D which means a charge of £2373.17 for tax year ending March 2026

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](http://www.leicestershire.gov.uk/education-and-children/schools-colleges-and-academies/find-a-school)



Floor Plan

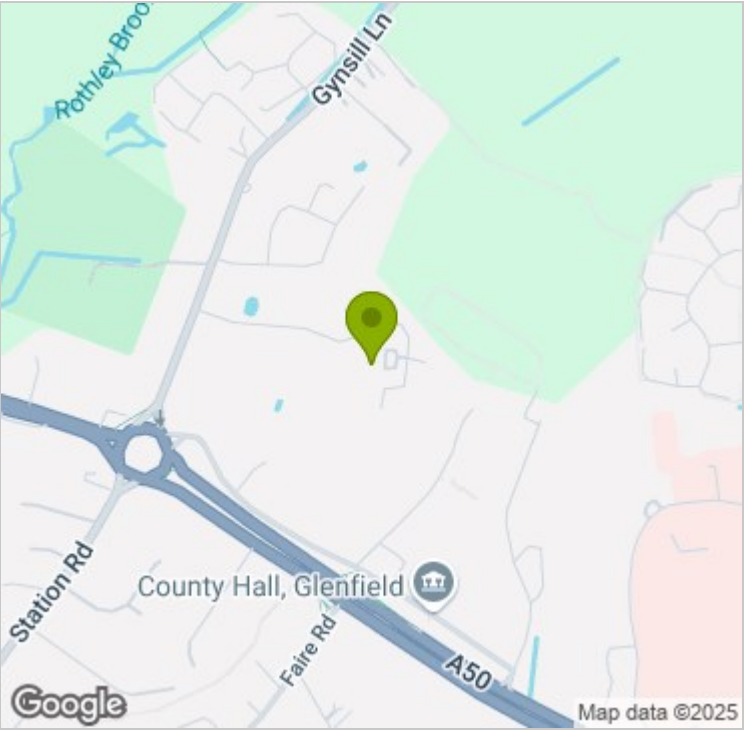


Viewing

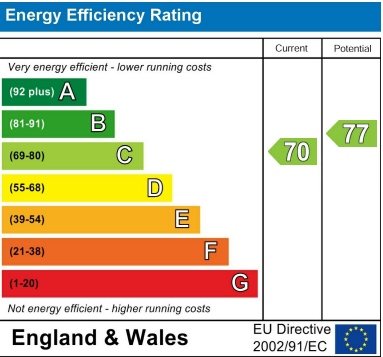
Please contact our Glenfield Office on 0116 2990 990 if you wish to arrange a viewing appointment for this property or require further information.

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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