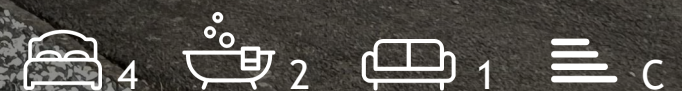


56 Wheatfield Close
Glenfield, LE3 8SD

£385,000



56 Wheatfield Close

Glenfield, Leicester, LE3 8SD

Beautifully presented 1997 built 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 (2017 combi boiler), UPVC double glazing, pvc fascia, refitted modern kitchen and bathrooms. The spacious, tastefully decorated accommodation comprises, entrance hall, lounge, 23' superb fully fitted kitchen-diner, utility room, half-garage. Upstairs, landing, 4 good sized bedrooms, en-suite shower room, family bathroom. 2 car driveway, private rear gardens. Early viewing is highly recommended! Freehold - No upward chain. Council tax band D

Entrance Hall

Double glazed composite entrance door with four glazed panels, stairs to first floor with LED mini lights fitted on each tread, radiator.

Lounge

15'8" x 11'7" (4.80m x 3.55m)

A bright and airy living room being open plan into the kitchen-diner. UPVC double glazed bay window to front, two radiators, attractive Victorian cast iron fireplace.

Kitchen

23'7" x 10'6" (7.20m x 3.22m)

A tremendous spacious and stylishly fitted modern kitchen which is the star attraction of this fine house. In the dining area there is a set of UPVC double glazed French doors to rear garden and in the kitchen area two UPVC double glazed windows to rear, UPVC double glazed single door to side. Good quality oak click flooring throughout, recessed spotlights to ceiling, radiator. The kitchen has recently been refitted with a bespoke range of quality base and drawer units with LED mini-lights fitted to plinths, work surfaces with tiled splashbacks, composite one and a half bowl sink unit with directional mixer taps. A large Range cooker is available by separate negotiation and has an extractor hood fitted over, a freestanding American style fridge/freezer is included in the sale.

Utility Room

7'8" x 6'2" (2.34m x 1.90m)

Created from the back of the original garage - this is a really useful room which accommodates the white goods and provides excellent storage. Vinyl flooring. Provision for washing machine & drier. Wall mounted combi boiler. Door to remaining half-garage.

First Floor: Landing

Fitted carpet, radiator, spotlights to ceiling, access to boarded loft.

Bedroom One

13'10" x 11'11" (4.22m x 3.65m)

A superb master bedroom with Moroccan style en-suite shower room. UPVC double glazed window to front, oak quality click flooring, radiator.

En-suite Shower Room

Chrome heated towel rail, tiled flooring, mainly tiled walls, spotlights to ceiling, extractor fan. Walk-in shower enclosure with mains rain shower, vanity wash hand basin, wc.

Bedroom Two

11'8" x 8'0" (3.57m x 2.44m)

Another generously sized double bedroom. UPVC double glazed window to rear, radiator, laminate flooring.

Bedroom Three

10'2" x 8'2" (3.10m x 2.50m)

Another generously sized double bedroom. UPVC double glazed window to front, laminate flooring, radiator, recessed cupboard.

Bedroom Four

7'6" x 7'0" (2.30m x 2.15m)

This room has taken a double bed - certainly a generous single bedroom! UPVC double glazed window to rear, laminate flooring, radiator, built-in wardrobes.

Family Bathroom

7'4" x 6'11" (2.26m x 2.11m)

UPVC double glazed opaque window to rear, chrome heated towel rail, tiled flooring, mainly tiled walls, panelled bath with twin head shower over and glass screen, wash hand basin, wc.

Outside

The front of the property has a twin driveway for two cars side-by-side and leading to the half garage.

The front garden is mainly laid to ornamental white gravel with a bench.

The rear garden is particularly private and approx 50' long. The garden has been nicely landscaped with stylish decking, lawns, gravelled area, well stocked beds and borders.

Fully fenced boundaries, gated side access & timber shed.

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)

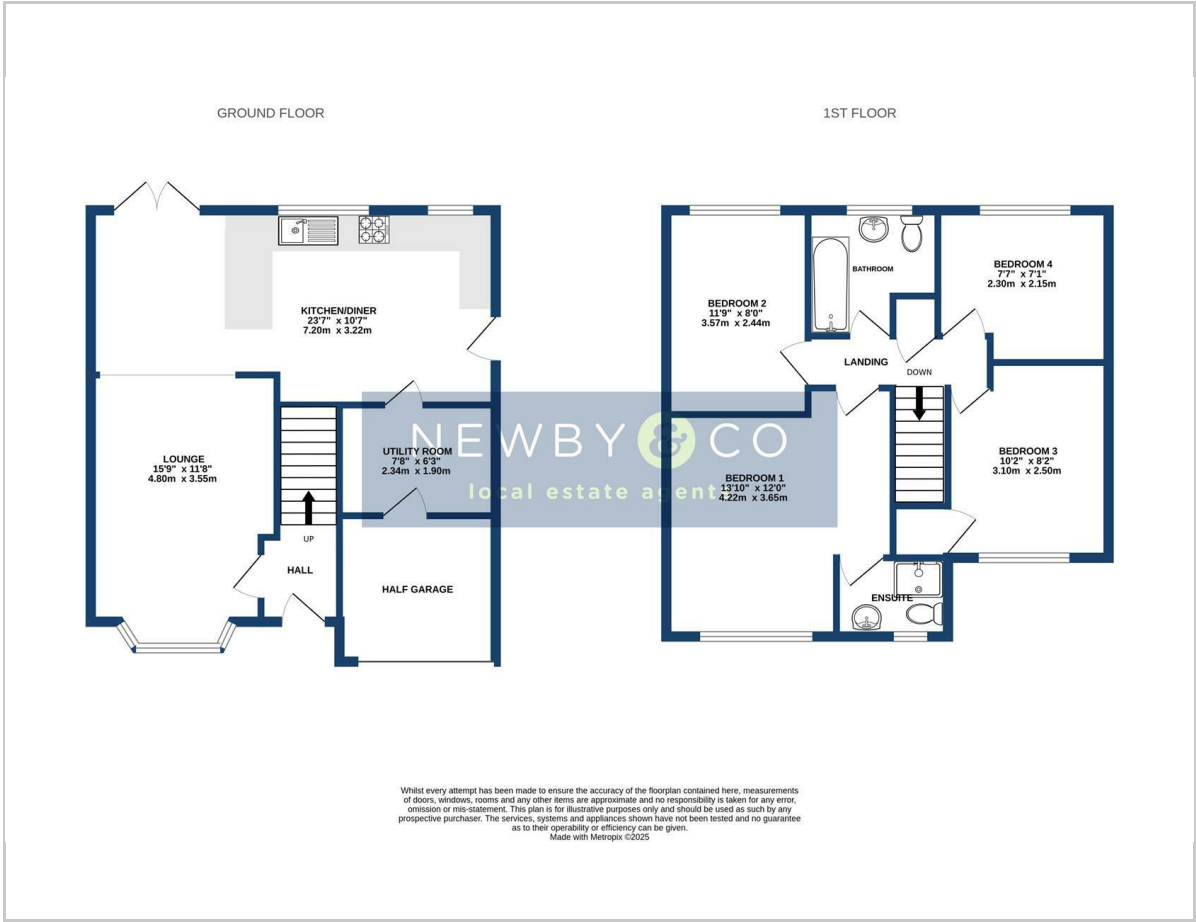
It has a Council Tax Band of D which means a charge of £2373.17 for tax year ending March 2026

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

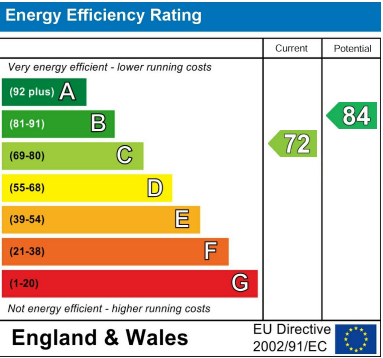
Please contact our Glenfield Office on 0116 2990 990 if you wish to arrange a viewing appointment for this property or require further information.

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



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