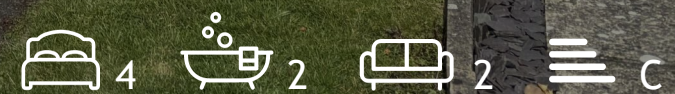




15 Carpenters Close
Glenfield, LE3 8RS

£425,000



15 Carpenters Close

Glenfield, Leicester, LE3 8RS

Beautifully presented 1994 built Underwood Homes four bedroom/2 bathroom detached family home in a most popular cul-de-sac 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 (2022 combi boiler under guarantee), UPVC double glazing, refitted modern kitchen and bathrooms. The spacious, tastefully decorated accommodation comprises, entrance hall, lounge, dining room, fully fitted breakfast-kitchen, utility room, cloaks/wc. Upstairs, landing, 4 good sized bedrooms, en-suite shower room, family bathroom. 2 car driveway, garage with electric door, private rear gardens. Early viewing is highly recommended! Freehold. Council tax band D

Porch

UPVC double glazed composite entrance door, fitted carpet.

Entrance Hall

Glazed inner door, fitted carpet, stairs to first floor, radiator, under-stairs cupboard. The hall gives independent access to lounge and kitchen.

Lounge

17'1" x 11'8" (5.21m x 3.58m)

A bright and airy spacious living room with arch leading through to dining room. UPVC double glazed window to front, two radiators, neutral fitted carpet, electric fire set in attractive marble style fireplace and hearth with wooden surround, coving to ceiling.

Dining Room

10'2" x 9'1" (3.12m x 2.78m)

UPVC double glazed French doors leading out to rear gardens, radiator, neutral fitted carpet, coving to ceiling.

Breakfast Kitchen

11'7" x 10'2" (3.55m x 3.11m)

A well appointed fitted kitchen with ample space for table and chairs in addition to the breakfast bar with radiator under. UPVC double glazed window to rear, vinyl flooring, fitted with a range of modern base, drawer & eye level units, work surfaces with upstands, under unit and pelmet lighting, composite sink unit with mixer taps. The integrated appliances of good quality include a built-in electric oven, induction hob with extractor hood, integrated dishwasher, fridge & microwave.

Utility Room

UPVC double glazed window to rear, UPVC double glazed door to side, vinyl flooring, radiator, fitted with base and eye level units, work surfaces with upstands, sink unit with mixer tap. Provision and space for washing machine and tumble dryer.

Cloaks/wc

UPVC double glazed opaque window, vinyl flooring, pedestal wash hand basin, wc, radiator.

First Floor: Landing

Access to part boarded loft with light, fitted carpet, airing cupboard housing Worcester combination boiler (2022 & still under guarantee).

Bedroom One

11'11" x 11'0" excl robes (3.65m x 3.37m excl robes)

A good sized double bedroom with a wealth of storage. UPVC double glazed window to front, fitted carpet, radiator, built in wardrobes, overhead storage.

En-suite Shower Room

UPVC double glazed opaque window, chrome heated towel rail, vinyl flooring, fully tiled shower cubicle with mains shower, vanity wash hand basin, wc.

Bedroom Two

10'10" x 10'5" (3.32m x 3.20m)

Another good double bedroom. UPVC double glazed window to rear, fitted carpet, radiator

Bedroom Three

12'11" x 9'3" (3.96m x 2.82m)

A third double bedroom. UPVC double glazed window to front, fitted carpet, radiator.

Bedroom Four

10'9" x 7'7" (3.30m x 2.32m)

This room would accommodate a double bed, yet would also make a good study. UPVC double glazed window to rear, fitted carpet, radiator, built-in wardrobes, overhead storage.

Family Bathroom

10'4" x 5'4" (3.16m x 1.65m)

A recently remodelled family bathroom with contemporary four piece suite. UPVC double glazed opaque window, chrome heated towel rail, tiled floor, fully tiled walls, panelled shaped shower bath with mains shower over, glass screen, vanity wash hand basin, wc, bidet.

Outside

The front of the property has open plan simple lawned garden areas and a tarmac driveway for two cars side-by-side leading to single attached garage with up & over electric door, light & power, water tap. The beautifully kept private rear garden (approx 35') has paved patio, lawn, shrubs and young trees, power socket, fully fenced boundaries. Two further patio areas at the foot of the garden are placed to catch the afternoon and evening sun.

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)

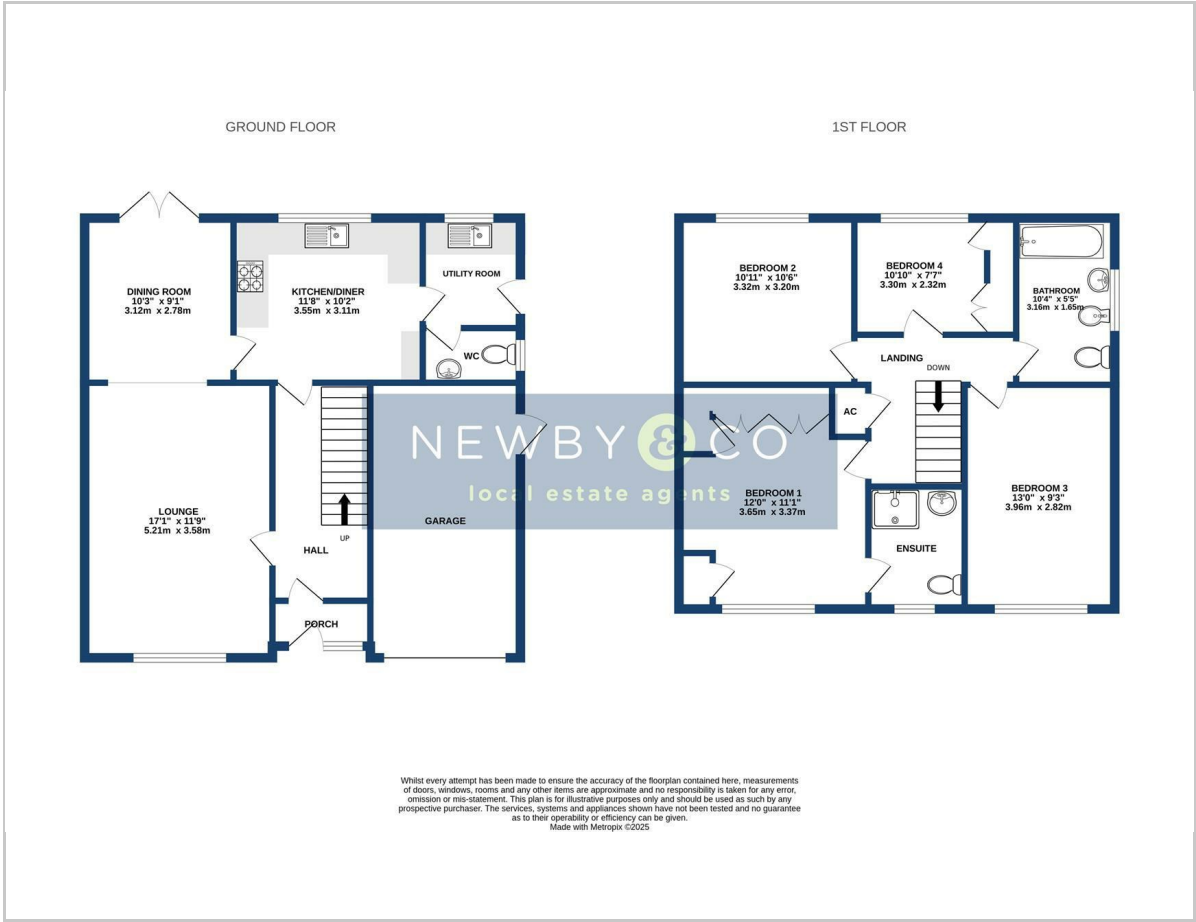
It has a Council Tax Band of D which means a charge of £2373.17 for tax year ending March 2026

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

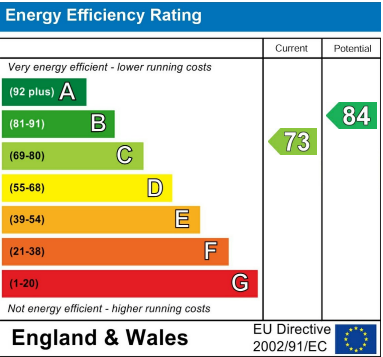
Please contact our Glenfield Office on 0116 2990 990 if you wish to arrange a viewing appointment for this property or require further information.

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



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

