



66 Clovelly Road  
Glenfield, LE3 8AB  
Guide Price £325,000





# 66 Clovelly Road

Glenfield, Leicester, LE3 8AB

GUIDE PRICE £325,000 -£350,000.A really well presented and much extended Calverley built 4 bedroom semi detached house in prime residential location a short walk from well renowned Hall County Primary school. The property benefits from full gas central heating, UPVC double glazing, pvc fascia, intruder alarm, upgraded electrics. On ground floor; entrance hall, cloaks/wc, 19' lounge with marble fireplace, fitted kitchen with oven/hob. Upstairs; landing, 4 bedrooms, built-in wardrobes to all 4, bathroom with full suite & shower over bath. Gardens, driveway, 19' garage, 80' South facing rear garden. Early viewing advised, well placed for shops, major roads and countryside.

## Entrance Hall

A welcoming entrance hall with stairs to first floor. Hardwood entrance door, double glazed window, stairs to first floor, fitted carpet, oak parquet flooring underneath.

## Cloaks/wc

UPVC double glazed opaque window, wash hand basin, wc.

## Lounge-Diner

19' x 17'4 (5.79m x 5.28m)

A generously proportioned L-shaped lounge-diner. UPVC double glazed sliding patio doors, leading to rear gardens and UPVC double glazed window to rear, coal effect living flame gas fire set in an attractive marble fireplace, skirting radiators, fitted carpet.

## Kitchen

11'10 x 7'10 (3.61m x 2.39m)

UPVC double glazed window and door to side, vinyl flooring, fitted with a range of base, drawer & eye level units, work surfaces, breakfast bar, under unit pelmet lights, one and a half bowl stainless steel sink unit with mixer tap, new built-in stainless steel electric double oven, gas hob with extractor hood, integrated microwave, provision for washing machine/dishwasher. Pantry store.

## First Floor Galleried Landing

A twin landing leading to all four bedrooms and bathroom, UPVC double glazed window at top of stairs, access to loft with retractable ladder, useful deep recessed storage cupboard.

## Bedroom One

13'2 x 10'4 (4.01m x 3.15m)

A generous sized double bedroom, UPVC double glazed window to rear, built-in wardrobes to both sides, airing cupboard housing cylinder, radiator, fitted carpet.

## Bedroom Two

10'6 x 10'2 (3.20m x 3.10m)

Another double bedroom with built-in wardrobes, UPVC double glazed window to front, built-in wardrobes, radiator, new fitted carpet.

## Bedroom Three

23'6 x 8'6 (7.16m x 2.59m)

The bedroom in the extension has the flexibility to be used as a large bedroom, playroom or as is currently used a study/office. Two UPVC double glazed windows to front & rear, cupboard housing boiler, built-in wardrobes, desk, window-seat storage, radiator, fitted carpet.

## Bedroom Four

10' x 8'6 (3.05m x 2.59m)

A good sized third bedroom which could also accommodate a double bed. UPVC double glazed window to rear, built-in wardrobes, radiator, built-in wardrobes, radiator, fitted carpet.

## Bathroom

7' x 5'5 (2.13m x 1.65m)

Chrome heated towel rail, fully tiled walls, panelled bath with electric shower over, pedestal wash hand basin, wc, fitted carpet.

## Outside

The front of the property has a block paved driveway to the front and the side leading through the carport to garage (19'6 x 8'9).

The South facing rear garden is approx 80' long with patio, lawn, well stocked borders, timber shed, fully fenced boundaries.

## 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 x which means a charge of £x 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.

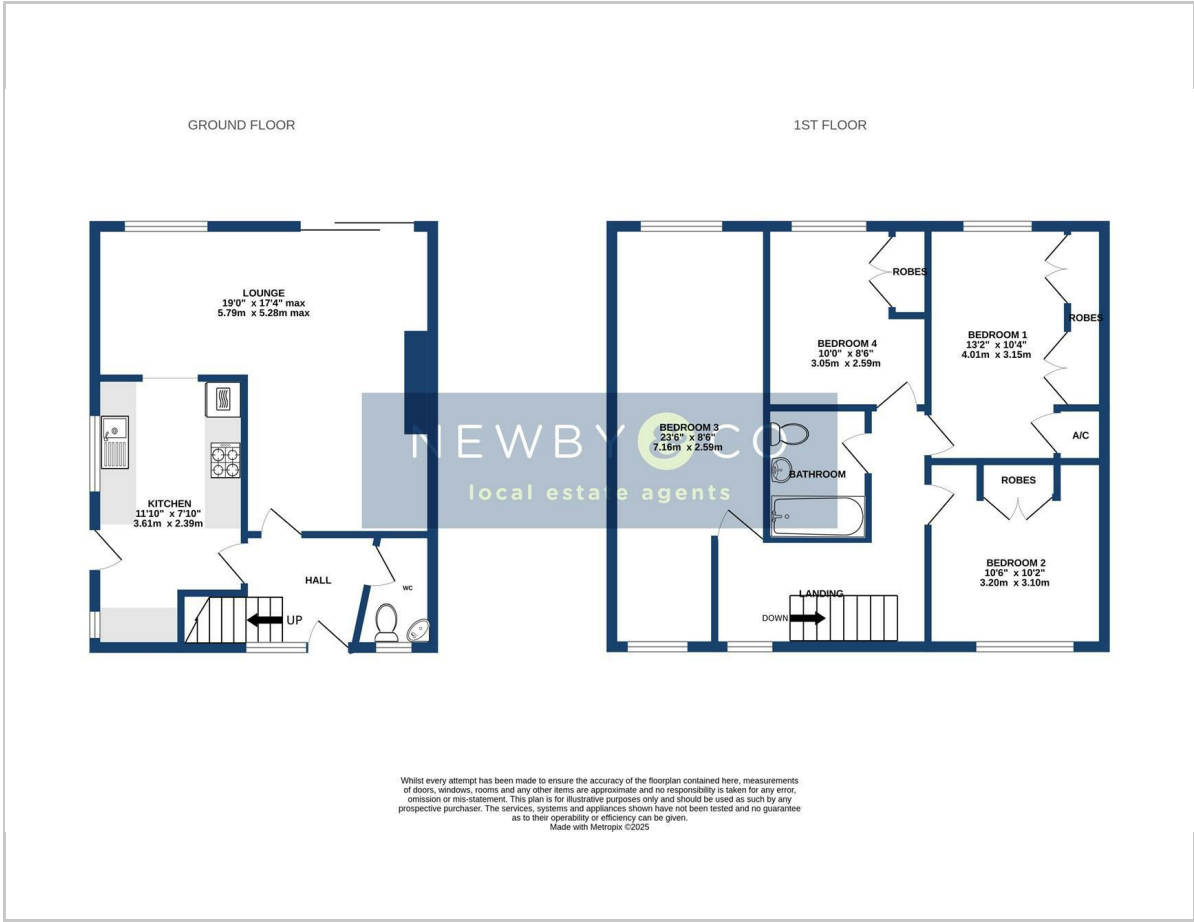
For more information regarding school catchment areas please go to [www.leicestershire.gov.uk/education-and-children/schools-colleges-and-academies/find-a-school](http://www.leicestershire.gov.uk/education-and-children/schools-colleges-and-academies/find-a-school)







Floor Plan

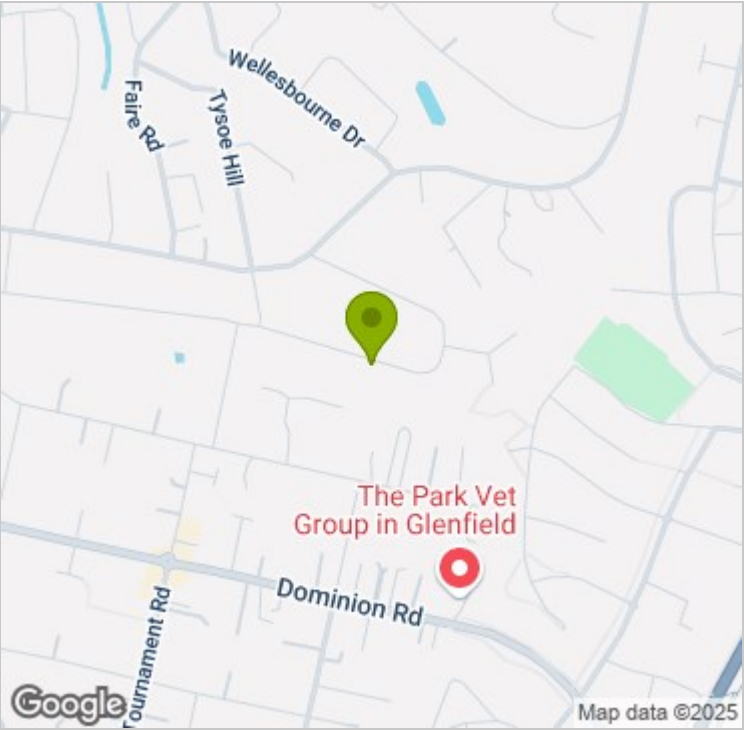


Viewing

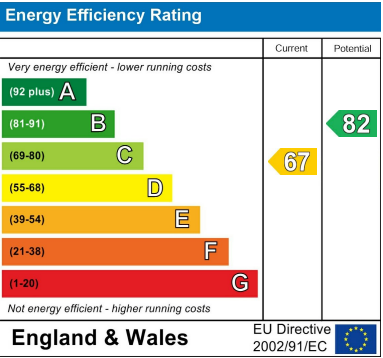
Please contact our Glenfield Office on 0116 2990 990 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph



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