

38 Stamford Street  
Glenfield, LE3 8DL

£350,000





## 38 Stamford Street

Glenfield, Leicester, LE3 8DL

A superb fully modernised traditional 3 bed detached family home situated in prime location right in the heart of this popular village approx 5 miles West of city centre. the property has been much improved and extended over the years with high specification fixtures & fittings. The property benefits from full gas central heating (combi boiler fitted 1/11/19), UPVC double glazing, new roof 2019, upgraded electrical consumer unit September 2022, delightful fitted kitchen with quality appliances. The tastefully decorated accommodation comprises hall, 2 reception rooms, breakfast kitchen, utility room, cloaks/wc. Upstairs, landing, 3 bedrooms, bathroom white suite. 100' private garden to rear. Internal inspection absolutely essential to appreciate. Freehold. Council tax band B

### Entrance Hall

UPVC double glazed twin entrance doors, slate tiled flooring, cloaks/store.

### Lounge

11'10" x 11'2" (3.63 x 3.42)

UPVC double glazed window to front, radiator, solid wood flooring, log burner.

### Sitting Room

11'10" x 11'1" (3.61 x 3.38)

UPVC double glazed window to front, radiator, vinyl flooring, gas fire.

### Kitchen-Diner

14'2" x 9'8" (4.33 x 2.96)

Two UPVC double glazed windows, slate tiled flooring, spotlights, radiator, V-Lux skylight. Fitted with a range of base, drawer & eye level units, with butcher block work surfaces, double bowl enamel Belfast sink unit with mixer tap. Built-in electric fan assisted double oven, 5 ring gas hob.

### Utility Room

UPVC double glazed window to rear, UPVC double glazed door to side, radiator, wall mounted combi boiler, provision for washing machine.

### Cloaks/wc

Wash hand basin, wc.

### First Floor Landing

Access to loft, cupboard, fitted carpet.

### Bedroom One

12'0" x 11'2" (3.67 x 3.42)

UPVC double glazed window to front, fitted carpet, radiator, recessed cupboard.

### Bedroom Two

11'11" x 11'1" (3.65 x 3.39)

UPVC double glazed window to front, fitted carpet, radiator.

### Bedroom Three

10'5" x 9'1" (3.20 x 2.78)

UPVC double glazed window to rear, fitted carpet, radiator.

### Bathroom

6'10" x 6'7" (2.10 x 2.01)

UPVC double glazed opaque window, chrome heated towel rail, vinyl flooring, mainly tiled walls, spotlights to ceiling, extractor fan. Panelled bath with twin head shower over, glass screen, pedestal wash hand basin, wc.

### Outside

The front of the property is block paved.

The private rear garden approx 100' has patio, decking, lawn, railway sleeper beds, borders, trees, shed, garden lodge (3.77 x 2.90) brick built with UPVC door, ideal storage or to be converted to Home Office, gym, playroom.

Fully fenced and walled 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 B which means a charge of £1845.80 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.

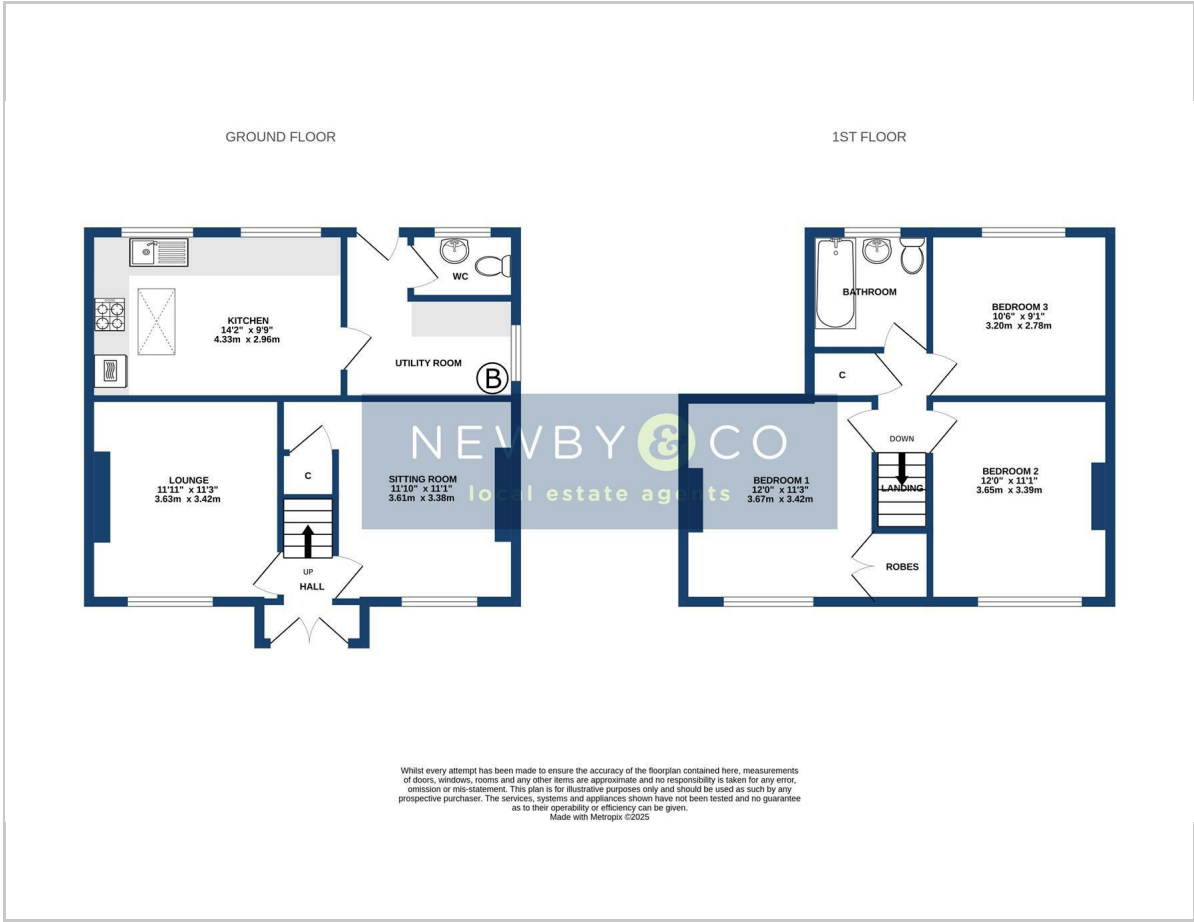
For more information regarding school catchment areas please go to [www.leicestershire.gov.uk/education-and-children/schools-colleges-and-academies/find-a-school](http://www.leicestershire.gov.uk/education-and-children/schools-colleges-and-academies/find-a-school)







Floor Plan

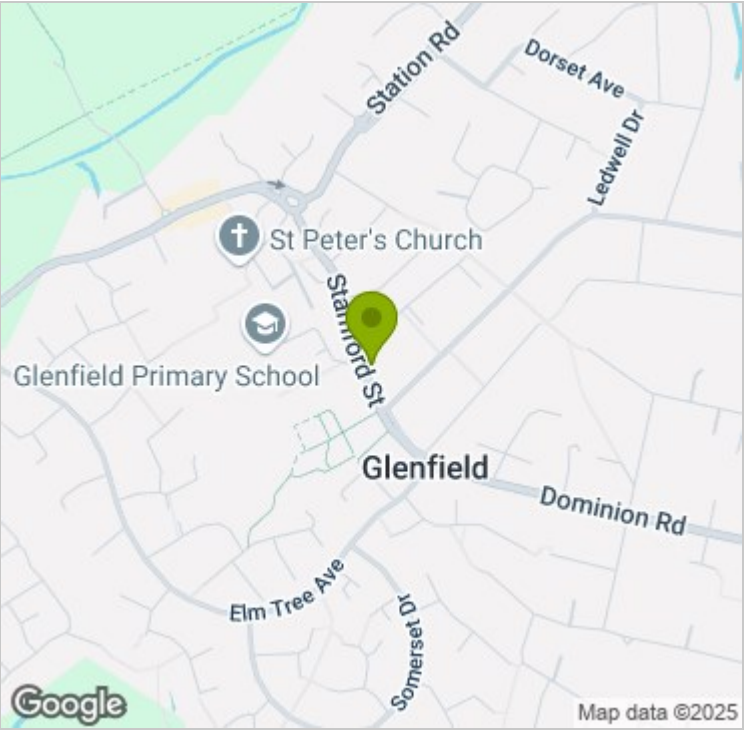


Viewing

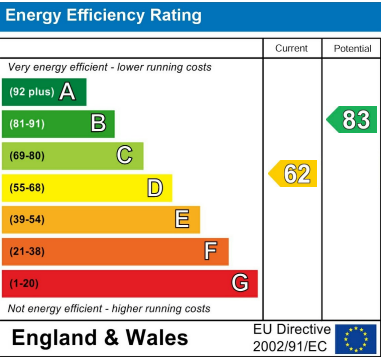
Please contact our Glenfield Office on 0116 2990 990 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph



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