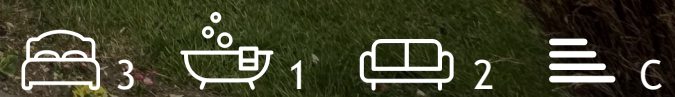




22a Sports Road
Glenfield, LE3 8AH

£375,000



22a Sports Road

Glenfield, Leicester, LE3 8AH

A really spacious traditional 1960's detached family home in non-estate location with an especially a large rear garden (approx 300' long). The property benefits from full gas central heating with a boiler less than a year old, UPVC double glazing, significantly extended to the ground floor, a fitted kitchen with appliances and a modern white bathroom. The substantial accommodation comprises of entrance hall, a bright and airy lounge, extended dining area, breakfast-kitchen. Upstairs a landing, 3 bedrooms, bathroom. The property is well set back from the road at the front, extensive driveway, garage, rear gardens in excess of 300' long. Early inspection is highly recommended to avoid disappointment. Freehold. Council Tax Band D

Entrance Hall

A bright welcoming entrance hall, UPVC double glazed entrance door, laminate flooring, stairs to first floor, radiator.

Lounge

26'1" x 12'6" (7.97 x 3.83)

A really spacious, bright & airy living room with UPVC double glazed picture window to front, two alcove stained glass leaded windows to rear, two radiators, fitted carpet, gas fire set in attractive stone fireplace, coving to ceiling.

Dining Room

9'11" x 9'10" (3.04 x 3.02)

Open plan from the lounge, with raised floor, UPVC double glazed French doors to rear, fitted carpet, radiator.

Breakfast Kitchen

23'7" x 7'11" (7.20 x 2.42)

UPVC double glazed windows to rear and side, door to side, radiator. Fitted with a range of modern base, drawer & eye level units, butcher block work surfaces, tiled surround, breakfast bar, Belfast sink unit with mixer tap. Built-in Bosch electric oven, ceramic hob with extractor hood. Integrated dishwasher, washing machine and microwave. Pantry store.

First Floor Landing

UPVC double glazed window to side, fitted carpet, access to loft.

Bedroom One

13'0" x 11'3" (3.97 x 3.43)

A generous sized double bedroom, UPVC double glazed window to front, fitted carpet, radiator, coving to ceiling.

Bedroom Two

12'11" x 9'9" (3.95 x 2.99)

UPVC double glazed window to rear, a full range of built-in wardrobes, laminate flooring, radiator.

Bedroom Three

9'11" x 6'10" (3.04 x 2.10)

UPVC double glazed window to front, laminate flooring, radiator.

Bathroom

7'7" x 6'3" (2.33 x 1.93)

A stylish contemporary bathroom, UPVC double glazed opaque window, chrome heated towel rail, tiled floor, mainly tiled walls, spotlights to ceiling. Roll top bath with shower over and glass screen, pedestal wash hand basin, wc, airing cupboard housing Ideal combination boiler.

Outside

The front of the property being well set back from the road has lawn, evergreen shrubs, flowers, hedged boundary, extensive block paved driveway leading to single garage.

The 300ft rear garden has extensive lawn, patio, mature tree's, shrubs, fully hedged & 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)

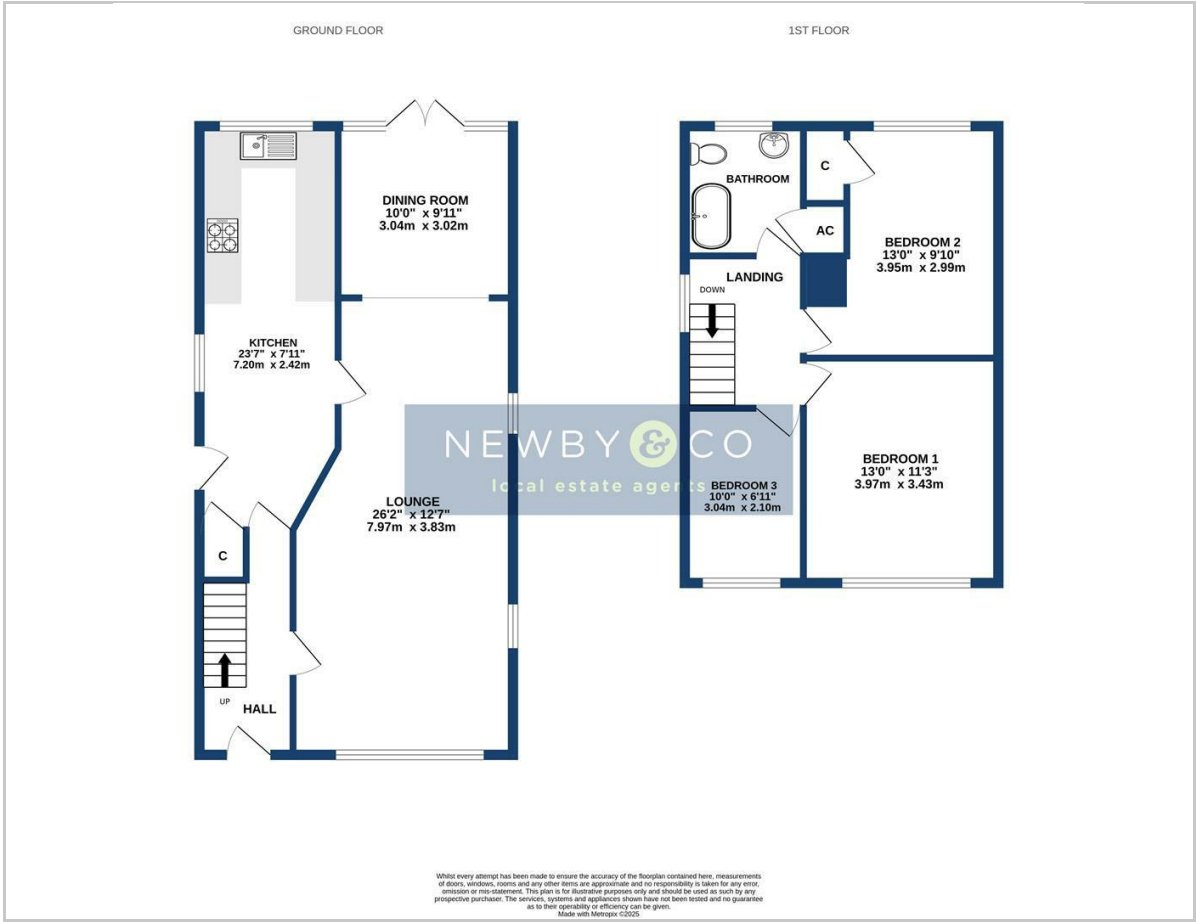
It has a Council Tax Band of D which means a charge of £2373.17 for tax year ending March 2026

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

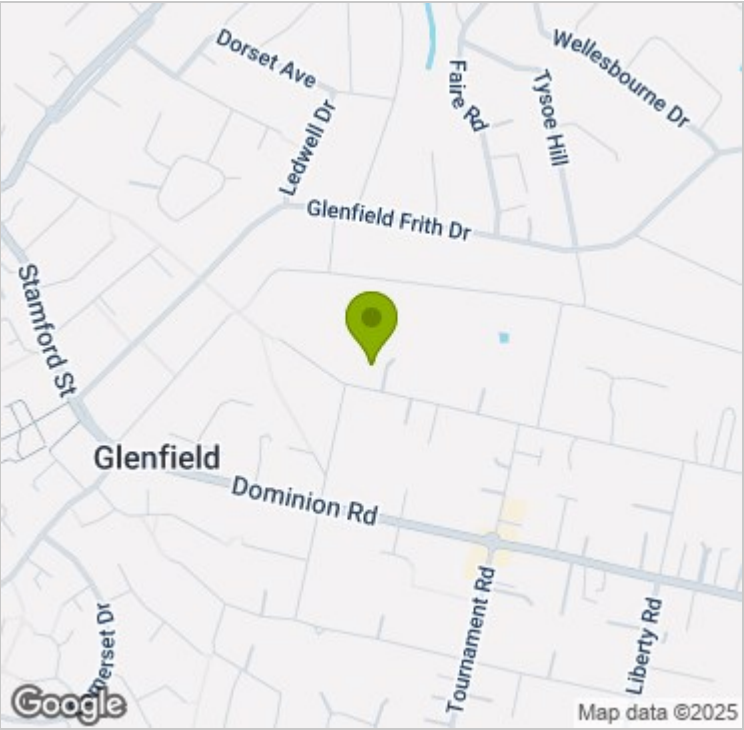


Viewing

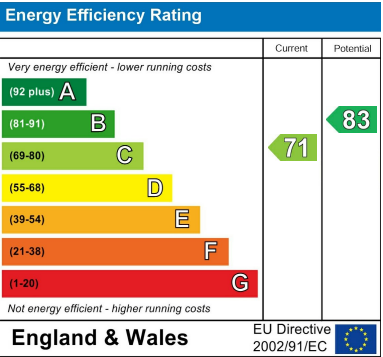
Please contact our Glenfield Office on 0116 2990 990 if you wish to arrange a viewing appointment for this property or require further information.

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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