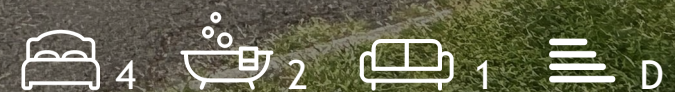




57 Sports Road
Glenfield, LE3 8AN

£495,000



57 Sports Road

Glenfield, Leicester, LE3 8AN

Beautifully presented spacious detached family home in prime residential location offering flexible accommodation including a fabulous living kitchen with atrium roof. The property has been comprehensively remodelled to the highest of standards, FGCH, d/g throughout, quality floor coverings, high spec appliances & contemporary bathrooms. Tastefully decorated throughout, long entrance hall, 25' living-kitchen, 4 bedrooms (option to use one as a sitting room), dressing room and en-suite shower room to master, family bathroom with bath and separate shower, utility room. Driveway to front, 170' rear garden with outside office/store & outside fully equipped kitchen. Early viewing advised! Freehold. Council tax band E.

Entrance Hall

A spacious welcoming entrance hall providing access to all rooms with bright lighting. Hardwood entrance door, double radiator, attractive hard wearing Karndean flooring, access to loft. Twin glazed doors at the end into the living kitchen allowing more light into the hall.

Living Kitchen

25' x 19'3 (7.62m x 5.87m)

A superb room providing an abundance of living and dining space in an open-plan environment within an impressive well equipped living kitchen. Double glazed bi-fold brushed aluminium doors to rear garden, additional UPVC double glazed window to side and a fantastic atrium rooflight providing an abundance of light. Two double radiators, attractive hard wearing Karndean flooring, fitted with a range of soft close base, drawer & eye level storage units, Corian work surfaces, LED lighting, stainless steel sink unit with mixer taps, Bosch built-in electric fan assisted oven, microwave, warming drawer, induction hob, Integrated dishwasher and integrated fridge/freezer, extractor fan, recessed spotlights to ceiling. There is a central island providing additional worktop and eating area with storage units below.

Utility Room

11'8 x 4'7 (3.56m x 1.40m)

UPVC double glazed door to side, radiator, tiled floor, fitted with tall storage units plus base & eye level storage units, work surfaces, stainless steel sink unit with mixer taps, Ideal combination gas central heating boiler, extractor fan.

Bedroom One

13'8 x 11'2 (4.17m x 3.40m)

Brushed aluminium double glazed bay window to front, double radiator, fitted carpet. Dressing area 5'9 x 5' with fitted carpet leading through to en-suite shower room.

En-suite Shower room

UPVC double glazed opaque window, radiator, tiled floor, spotlights to ceiling, extractor fan, fully tiled walk-in shower cubicle with mains shower, vanity wash hand basin, wc.

Bedroom Two

13'2 x 10'6 (4.01m x 3.20m)

Brushed aluminium double glazed bay window to front, double radiator, fitted carpet. Would make an ideal sitting room if a second reception room was required.

Bedroom Three

10'4 x 9'6 (3.15m x 2.90m)

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

Bedroom Four

10' x 7' (3.05m x 2.13m)

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

Bathroom

11'4 x 6'2 (3.45m x 1.88m)

A modern bathroom with contemporary four piece suite. UPVC double glazed opaque window to side, radiator, tiled floor, recessed spotlights to ceiling, extractor fan, panelled bath, separate walk-in shower enclosure with mains shower, vanity wash hand basin, wc.

Outside

The front of the property has a garden area with lawn, tarmac driveway providing parking for 2/3 cars on the front of the property. Access down the side of the property to gravelled hard standing and brick built half garage with up & over door, light & power.

The South facing rear gardens are approx 170' long with a paved patio, extensive lawns and fully fenced/hedged boundaries.

There is a half-garage (approx 10' x 8') plus two significant outbuildings which provide a variety of possible uses in the form of the office/store & the outside kitchen. More details below.

Outside Office/Store

16'7" x 7'9" (5.06m x 2.38m)

This room is a conversion of the back of the garage. It has a hardwood double glazed lockable door, UPVC double glazed window, has been plastered and has light and power points.

Outside Kitchen

10'7" x 10'6" (3.23m x 3.21m)

This fabulous outside kitchen has fully opening sides, bi-fold double glazed doors and is well appointed with a range of units, granite worktops, electric oven, integrated coffee maker, provision for wall mounted TV, surround sound system.

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.

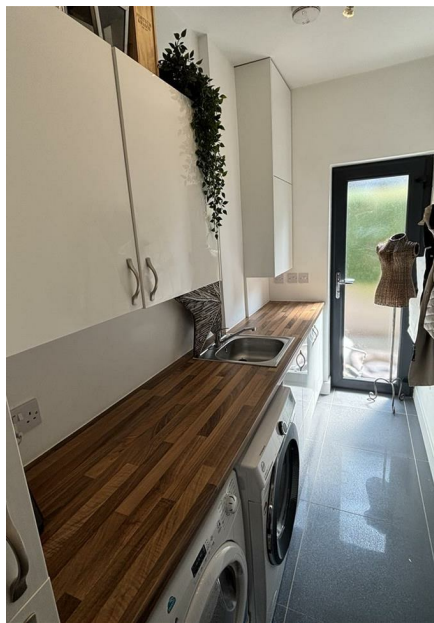
Local Authority & Council Tax Info (Blaby)

This property falls within Blaby District Council (blaby.gov.uk)

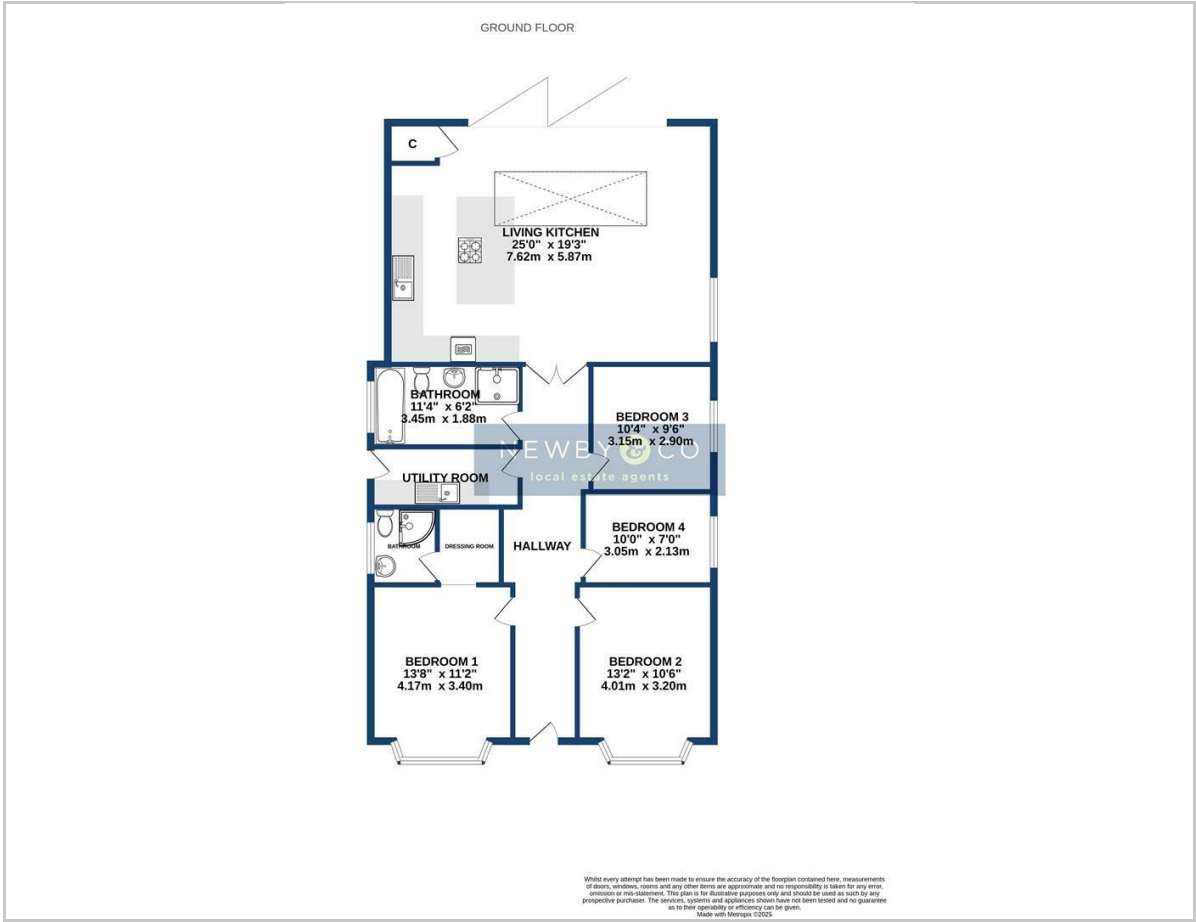
It has a Council Tax Band of E which means a charge of £2900.55 for tax year ending March 2026

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

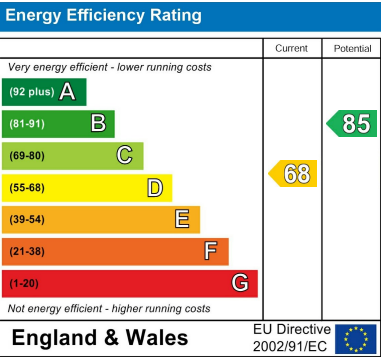
Please contact our Glenfield Office on 0116 2990 990 if you wish to arrange a viewing appointment for this property or require further information.

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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