

43 Belfry Drive
Kirby Frith, LE3 6UU

£170,000



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Kirby Frith, Leicester, LE3 6UU

A well maintained 2 bedroom mid townhouse in popular location close to shops, schools and major road links. The property benefits from electric storage/panel heating, UPVC double glazing, neutral decoration, floor coverings. The accommodation briefly comprises, entrance hall, 13' lounge with patio doors, fitted kitchen with oven/hob. Upstairs, landing, 2 bedrooms, bathroom with white suite. Gardens to front & rear, driveway. A modern property in convenient location only 5 minutes from M1/M69. Ideal 1st time buy or investment purchase. Freehold. Council Tax Band B

Entrance Hall

UPVC double glazed entrance door, laminate flooring, electric storage heater, stairs to first floor.

Cloaks/wc

UPVC double glazed opaque window, wash hand basin, wc

Lounge

13'2 x 12'6 (4.01m x 3.81m)

UPVC double glazed sliding patio doors to rear garden, laminate flooring, two electric storage heaters, good sized under-stairs storage cupboard.

Kitchen

UPVC double glazed window to front, vinyl flooring, fitted with a range of base, drawer and eye level units, work surfaces, stainless steel sink unit, built-in electric oven, electric hob, provision and space for all usual appliances.

1st Floor: Landing

Fitted carpet, access to loft.

Bedroom One

12'4 x 11'2 (3.76m x 3.40m)

Two UPVC double glazed windows to front, fitted carpet, electric panel heater, airing cupboard housing hot water cylinder.

Bedroom Two

12'4 x 7'7 (3.76m x 2.31m)

UPVC double glazed window to rear, fitted carpet, electric panel heater.

Bathroom

Fitted with a white suite comprising of panelled bath with electric shower over, pedestal wash hand basin, wc, mainly tiled walls, extractor fan.

Outside

To the front of the property is a driveway for the hard standing of one car plus a garden area of open plan lawns and a brick bin store.

The rear gardens are approx 30' long, patio, lawns, fenced boundaries.

Braunstone Frith

Braunstone Frith is situated on the edge of 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

This property falls within Leicester City Council (leicester.gov.uk)

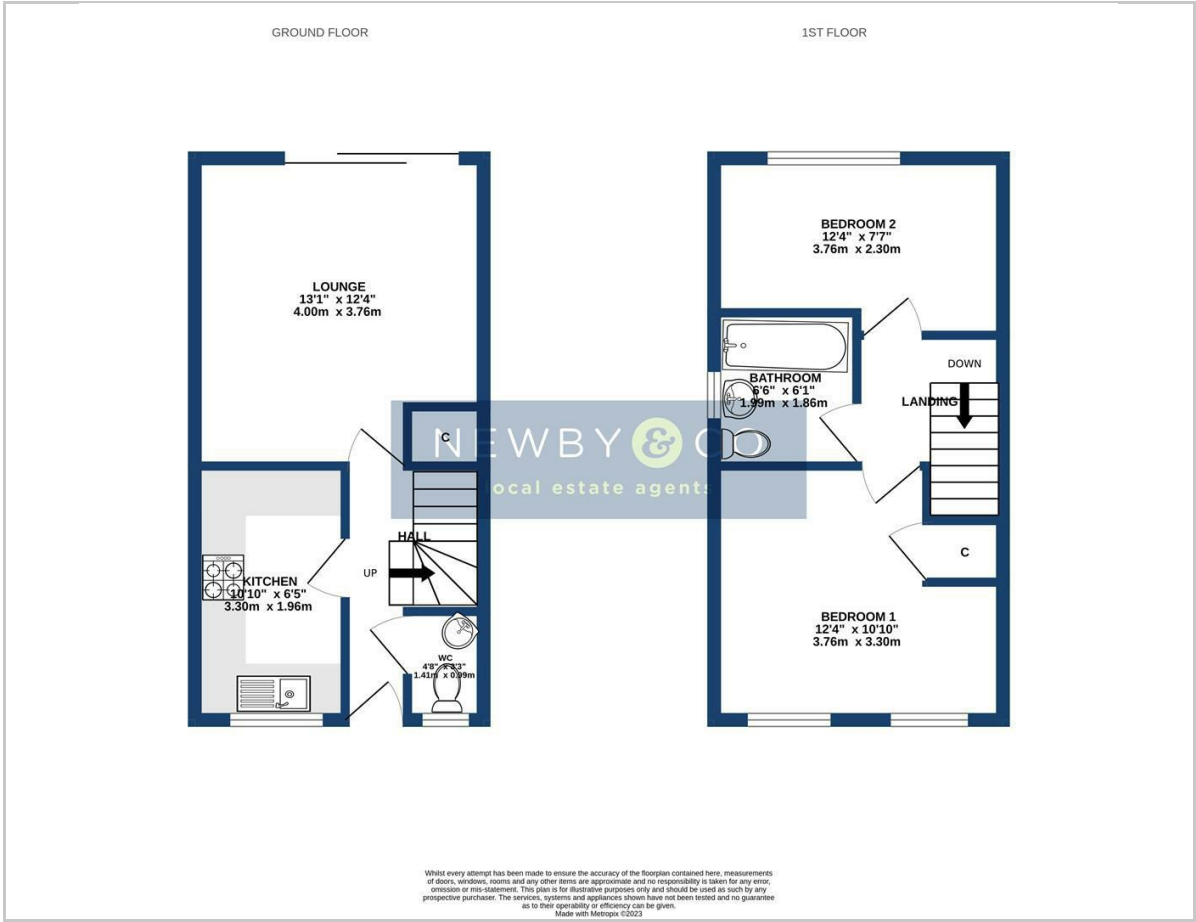
It has a Council Tax Band of B which means a charge of £1872.67 for tax year ending March 2026

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

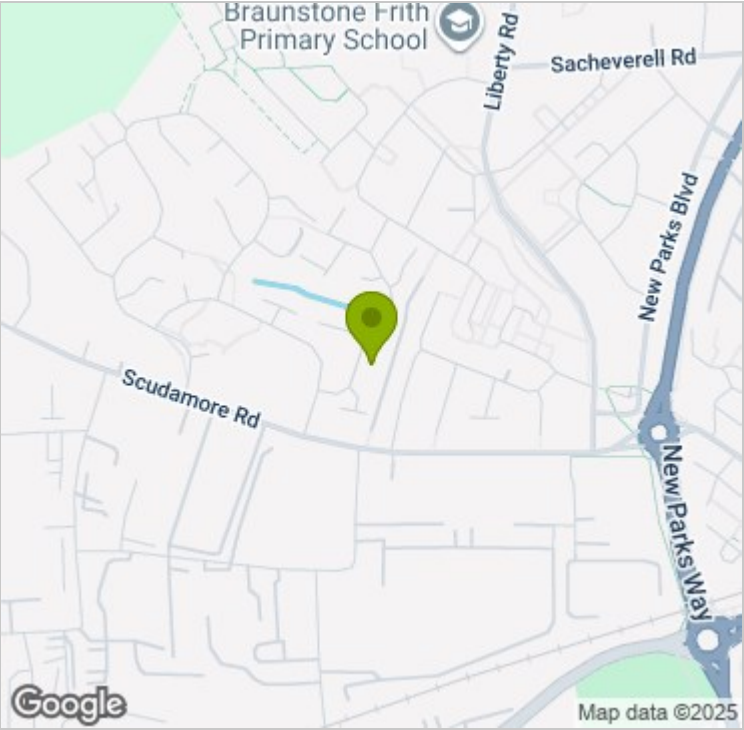


Viewing

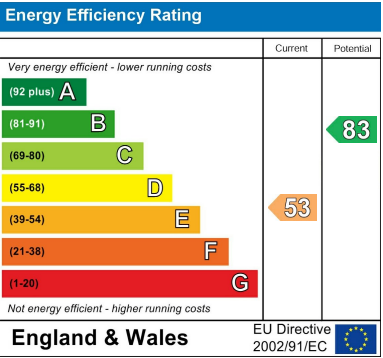
Please contact our Glenfield Office on 0116 2990 990 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph



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