



8 Treaty Road
Glenfield, LE3 8LU

£265,000



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An extended 4 bedroom semi-detached home IN NEED OF COMPLETE MODERNISATION and situated in popular residential location close to schools, a good selection of shops, major road links and transport links. The property does require significant modernisation which is reflected in the price. The accommodation briefly comprises on the ground floor, entrance hall, lounge-diner, kitchen, utility room, rear lobby & cloaks/wc. Upstairs, landing, 4 bedrooms, bathroom. Driveway, garage, private rear garden. Freehold. Council Tax Band C.

Porch

UPVC double glazed twin doors.

Entrance Hall

Hardwood inner door, stairs to first floor.

Lounge

21'9 x 10'10 (6.63m x 3.30m)

A spacious dual aspect living room. Two UPVC double glazed windows to front & rear, two radiators, fitted carpet.

Kitchen

8'9 x 7'10 (2.67m x 2.39m)

Allowing tremendous scope for remodelling. UPVC double glazed window to rear. Open plan into utility room.

Utility Room

UPVC double glazed window to front, radiator. Whilst there is a wall mounted boiler this is not working and therefore we would suggest a new heating system is required in this property.

Rear Lobby & Cloaks/wc

UPVC double glazed door to rear, separate cloaks/wc.

First Floor Landing

Providing access to all four bedrooms and the bathroom. Access to loft.

Bedroom One

12' x 10'2 (3.66m x 3.10m)

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

Bedroom Two

11'6 x 9'10 (3.51m x 3.00m)

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

Bedroom Three

9'10 x 9'3 (3.00m x 2.82m)

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

Bedroom Four

8' x 7'3 (2.44m x 2.21m)

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

Bathroom

7'3 x 5'7 (2.21m x 1.70m)

UPVC double glazed opaque window, radiator, panelled bath, pedestal wash hand basin, wc, airing cupboard housing cylinder.

Outside

The front of the property offers off road parking for 3 cars leading to single sectional garage with up & over door.

The rear garden is approx 30' and is mainly paved with 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.

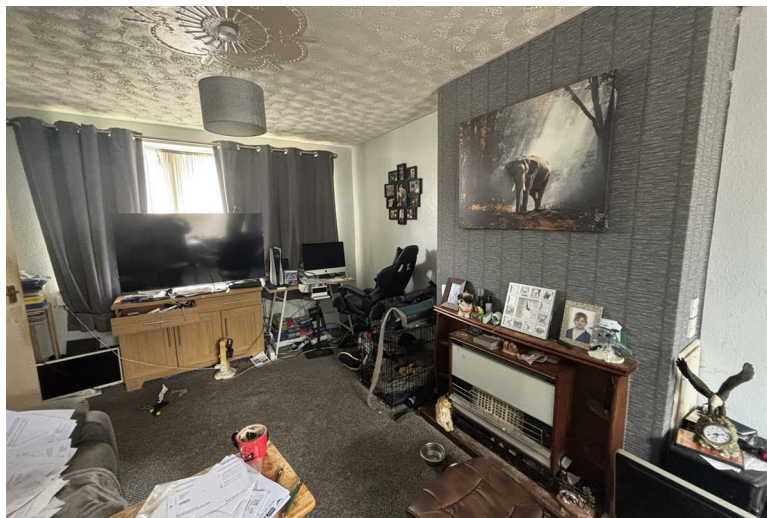
Local Authority & Council Tax Info (Blaby)

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

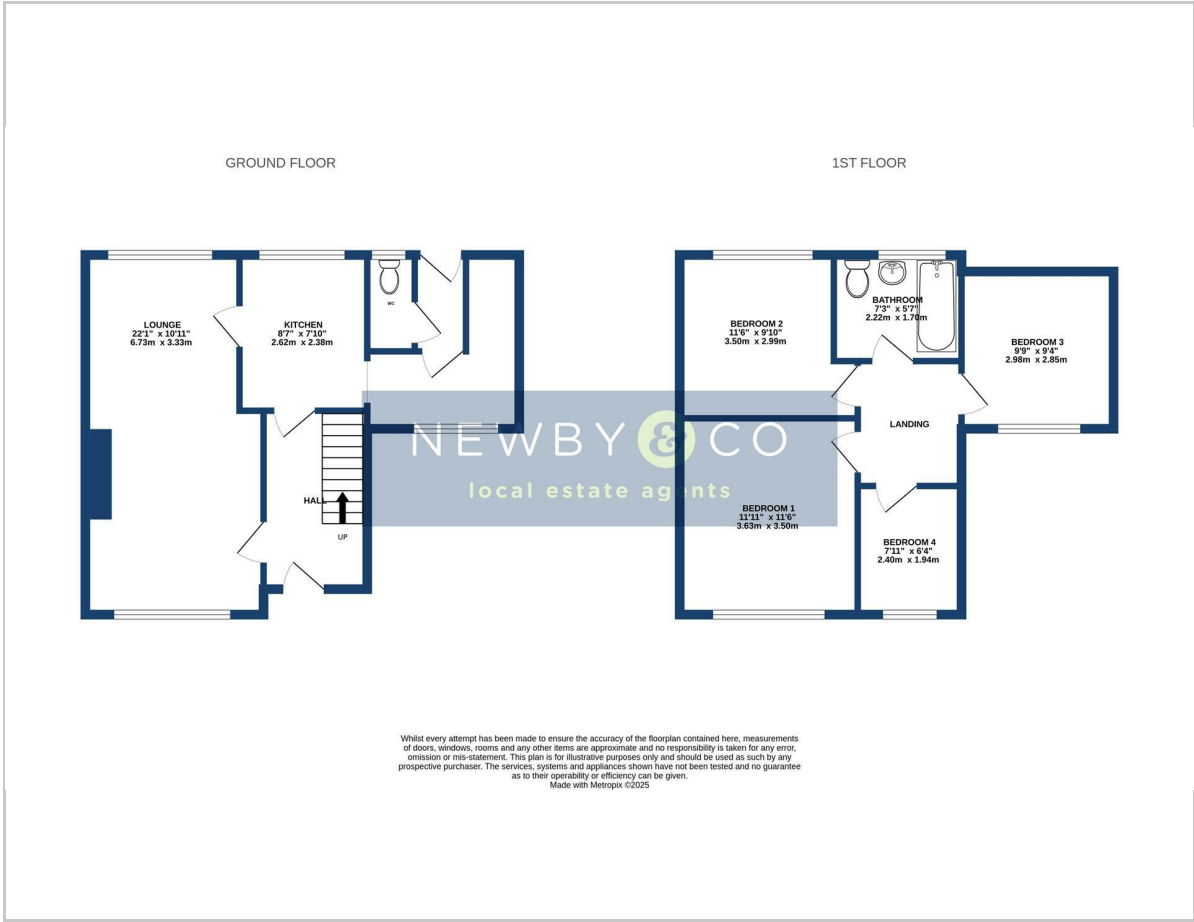
It has a Council Tax Band of C which means a charge of £2,109.49 for tax year ending March 2026

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

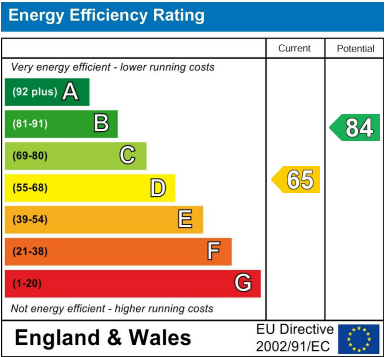
Please contact our Glenfield Office on 0116 2990 990 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph



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