

47a Pine Road  
Glenfield, LE3 8DH

£200,000



## 47a Pine Road

Glenfield, Leicester, LE3 8DH

A traditional 3 bedroom end town house in popular residential cul-de-sac location close to schools, a good selection of shops, major road links and transport links. The property does require a significant amount of modernisation which is reflected in the price, gas central heating (Worcester boiler), double glazing. The accommodation briefly comprises on the ground floor, entrance hall, lounge, kitchen-diner, conservatory. Upstairs, landing, 3 bedrooms, bathroom with shower over bath. Driveway for 2, carport, garage, approx 50' South facing rear garden. Freehold - no upward chain. Council Tax Band B.

### Entrance Hall

Hardwood entrance door entering from carport, door to lounge, door to garage.

### Lounge

15'1" x 10'11" (4.60m x 3.35m)

UPVC double glazed large picture window to front, additional UPVC double glazed window to side, radiator, vinyl flooring, open grate fireplace set in attractive stone surround. Door to enclosed stairs to first floor.

### Kitchen-Diner

18'5" x 9'10" (5.62m x 3.00m)

A good sized kitchen-diner which is very much a blank canvas ripe for redevelopment. UPVC double glazed window to rear, UPVC double glazed doors to conservatory, vinyl flooring, pantry store, radiator. Fitted with a range of basic base, drawer & eye level units, work surfaces, sink unit with mixer tap. Provision for cooker & washing machine.

### Lean-to Conservatory

16'2" x 9'7" (4.95m x 2.94m)

UPVC double glazed conservatory, polycarbonate roof, UPVC double glazed French doors to side.

### First Floor: Landing

UPVC double glazed window to side, access to loft which has retractable ladder and has been semi converted without building regs.

### Bedroom One

11'0" x 11'0" (3.37m x 3.36m)

A good sized double bedroom. UPVC double glazed window to front, radiator.

### Bedroom Two

9'11" x 9'3" (3.03m x 2.84m)

Another good sized double bedroom. UPVC double glazed window to rear, radiator.

### Bedroom Three

6'10" x 6'9" (2.10m x 2.08m)

UPVC double glazed window to front, radiator.

### Bathroom

Two UPVC double glazed opaque windows, heated towel rail, panelled bath with shower over, pedestal wash hand basin, wc, fully tiled walls, spotlights to ceiling, airing cupboard housing Worcester combination boiler.

### Outside

The front of the property has a driveway providing parking for 2 cars side by side plus another large vehicle under the carport. There is also an attached integral brick garage requiring some repair.

The rear garden is approx 50' long, South facing and contains a lot of trees and shrubs. Fenced boundaries and gated side access.

### Garage

16'0" x 8'2" (4.90m x 2.50m)

With up-and-over garage door, two side facing windows, inspection pit. Door to hall.

### 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.

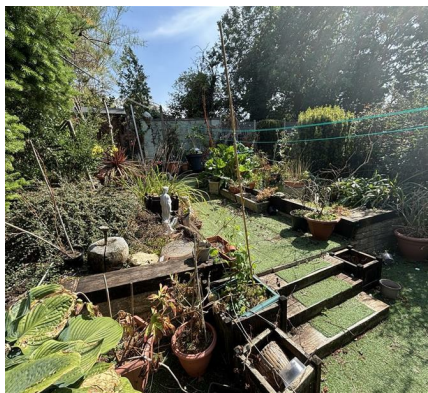
### Local Authority & Council Tax Info (Blaby)

This property falls within Blaby District Council ([blaby.gov.uk](http://blaby.gov.uk))

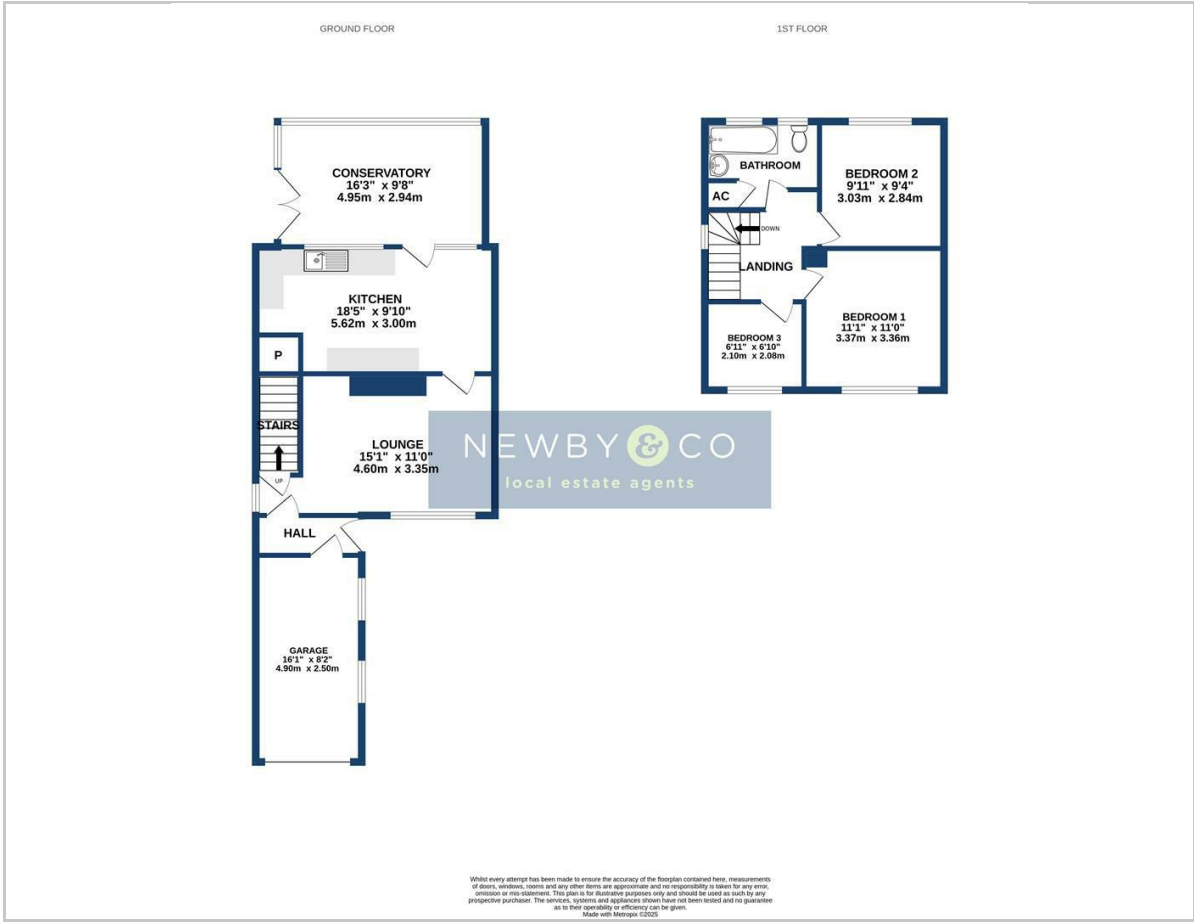
It has a Council Tax Band of B which means a charge of £1845.80 for tax year ending March 2026

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

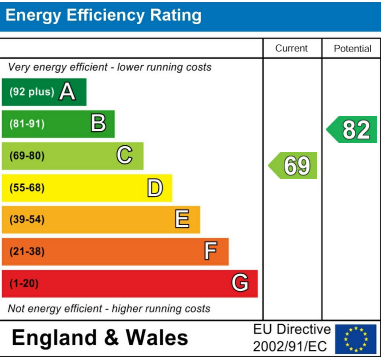
Please contact our Glenfield Office on 0116 2990 990 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph



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