

72 Glenfield Frith Drive  
Glenfield, LE3 8PR

£385,000





# 72 Glenfield Frith Drive

Glenfield, Leicester, LE3 8PR

A beautifully presented extended 3 bedroom detached family home close to an excellent school and with a fantastic 100' garden to rear with garden home-office. The property benefits from full gas central heating, UPVC double glazing, re-wired, pvc fascia, immaculately presented inside and out. The accommodation briefly comprises, entrance hall, cloaks/wc, L-shaped lounge-diner, fabulous 19' glass roof conservatory, fully fitted kitchen. Upstairs, landing, 3 bedrooms, bathroom with contemporary white suite. Extensive driveway to front, garage, covered passage, 100' rear gardens, fully insulated home office with power. Internal inspection highly recommended! Freehold. Council Tax Band D

## Entrance Hall

A welcoming entrance hall with access to all ground floor rooms. Composite double glazed entrance door, UPVC double glazed window to side, engineered wood flooring, stairs to first floor, radiator.

## Cloaks/wc

UPVC double glazed opaque window, laminate flooring, wash hand basin, wc, radiator.

## L-Shaped Lounge

19'6 x 19'2 (5.94m x 5.84m)

A particular feature of Calverley houses is the spacious and bright L-shaped lounge diner. This one is well decorated and enjoys an abundance of light from the triple aspect doors and windows. UPVC double glazed windows to each side and rear, UPVC double glazed sliding patio doors to conservatory, engineered wood flooring, three radiators, multi-fuel log burner set in an attractive fireplace with tiled hearth and oak mantle.

## Kitchen

12'4 x 8' (3.76m x 2.44m)

UPVC double glazed window and door to side, tiled flooring, fitted with a range of base, drawer & eye level units, work surfaces, tiled surround, one and a half bowl enamel sink unit with mixer taps. Stove built-in gas double oven, electric grill, gas hob with extractor hood, radiator, provision for dishwasher, washing machine. Pantry.

## Conservatory

19'9 x 12'8 (6.02m x 3.86m)

UPVC double glazed conservatory with brick base, glazed roof, French doors, two radiators, laminate flooring.

## First Floor Landing

UPVC double glazed window at stair turn, fitted carpet, coving to ceiling, access to loft with retractable ladder, light & power.

## Bedroom One

13' x 12'8 (3.96m x 3.86m)

A generously sized double bedroom. UPVC double glazed window to rear, fitted carpets, radiator, coving to ceiling, wall to wall wardrobes.

## Bedroom Two

11'9 x 10'6 (3.58m x 3.20m)

Another double bedroom. UPVC double glazed window to front, fitted carpet, radiator, coving to ceiling.

## Bedroom Three

8'8 x 8' (2.64m x 2.44m)

A good sized third bedroom which could take a double bed. UPVC double glazed window to rear, laminate flooring, radiator, coving to ceiling.

## Bathroom

10'10 x 5'6 (3.30m x 1.68m)

UPVC double glazed opaque window, chrome heated towel rail, vinyl flooring, fully tiled walls, extractor fan. Recently refitted with a contemporary white four piece suite comprising of panelled bath with electric shower over, separate shower cubicle with mains shower, vanity wash hand basin, wc.

## Outside

The front of the property has a garden area of lawn, shrubs, blocked paved path to front door, neat hedge to front boundary.

Block paved driveway for two cars leading to single garage (18'9 x 9') with electric roller shutter door, light & power, window and rear door. There is a gated passage with brick store in between house and garage. The fabulous private rear garden is approx 100' long and a good deal wider than most gardens in the area. It has a paved area to the rear of the garage with external tap and a further patio leading onto well kept lawns. There are well stocked borders, shrubs, established trees, timber shed, greenhouse.

## Home Office

9'10 x 9'6 (3.00m x 2.90m)

At the rear of the garden there is a secret garden behind a tall hedge which has a decking area and the timber garden home office. UPVC French doors and windows, insulated with heat, light and power. This would make an ideal work from home space or a teenager den, children's play area.

## 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 D which means a charge of £2,373.17 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.

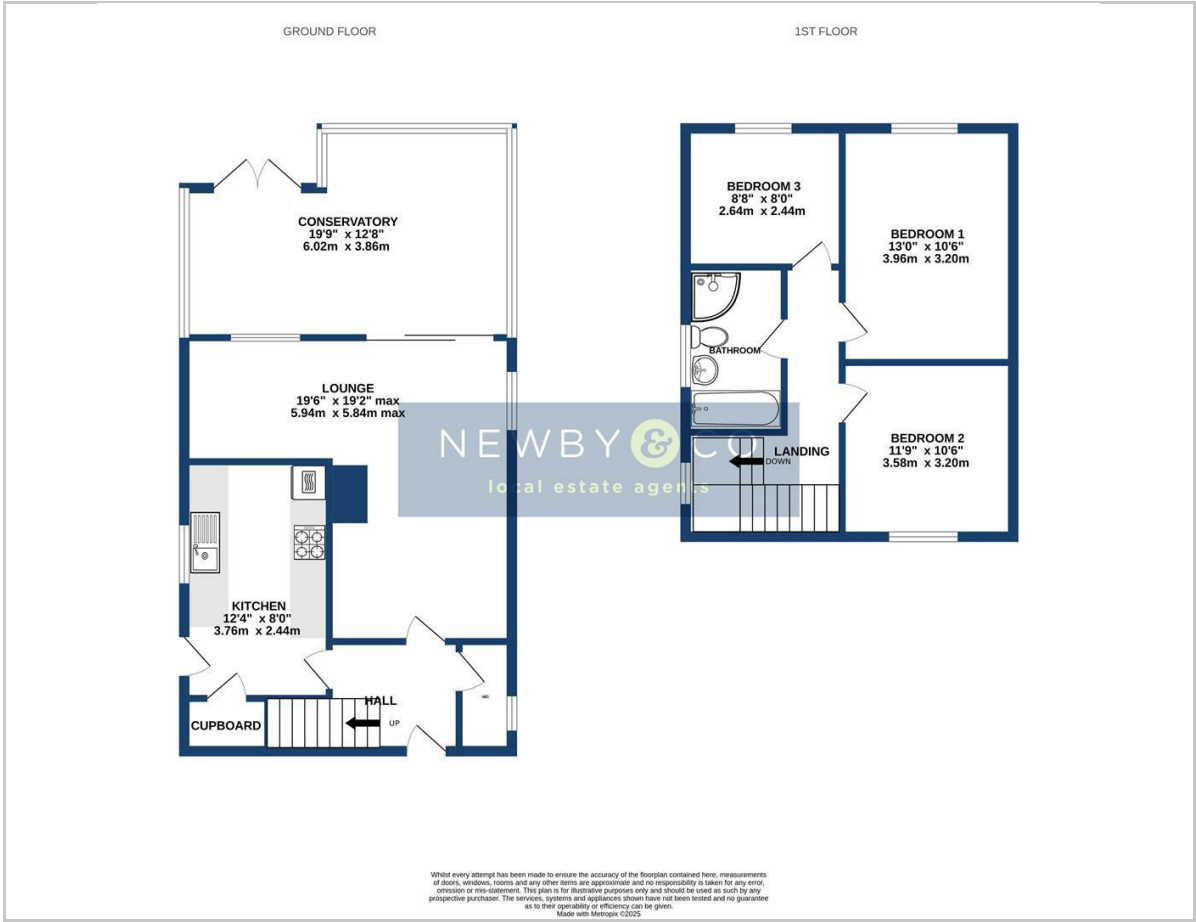
For more information regarding school catchment areas please go to [www.leicestershire.gov.uk/education-and-children/schools-colleges-and-academies/find-a-school](http://www.leicestershire.gov.uk/education-and-children/schools-colleges-and-academies/find-a-school)







Floor Plan



Viewing

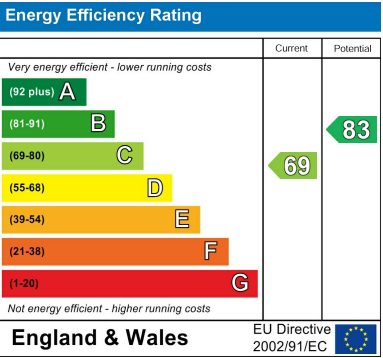
Please contact our Glenfield Office on 0116 2990 990 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph



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