



8 Bramble Close
Glenfield, LE3 8JN

£265,000



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A well presented 2 bedroom modern semi detached bungalow in a quiet residential cul-de-sac location close to good amenities and within easy reach of City centre, Glenfield hospital and major road links. The property built by Messrs Underwood Homes in the 1990's has been maintained and improved to a high standard by the current owners to include full gas central heating (2016 Baxi combi boiler) UPVC double glazing, modern kitchen with oven/hob and wetroom. The accommodation comprises hall, lounge, conservatory, kitchen, 2 bedrooms, wetroom. Driveway for 2 cars, private rear gardens. Highly recommended! Freehold. Council tax band B

Entrance Hall

Timber double glazed entrance door, airing cupboard housing Baxi combination boiler which we understand was commissioned 29/6/16, radiator, laminate flooring, access to loft.

Lounge

15'7" x 11'3" (4.77m x 3.44m)

A bright and airy living room. Double glazed sliding patio doors to conservatory, radiator, fitted carpet, gas fire set in marble fireplace with wooden surround, coving to ceiling.

Breakfast Kitchen

10'7" x 7'10" (3.23m x 2.39m)

Timber double glazed single door to rear, UPVC double glazed window to side, vinyl flooring, radiator. Fitted with a range of modern base, drawer & eye level units, work surfaces, breakfast bar, pull out larder unit, tiled splashback, one and a half bowl stainless steel sink unit with mixer tap. Built-in electric oven, ceramic hob with filter hood. Provision for washing machine and tall fridge/freezer.

Conservatory

9'10" x 7'9" (3.00m x 2.37m)

Full length UPVC double glazed conservatory with polycarbonate roof, French doors opening out to rear gardens, a number of small opening windows for ventilation, tiled flooring.

Bedroom One

11'0" x 7'4" (3.36m x 2.26m)

A double bedroom well appointed with ample storage options. UPVC double glazed window to front, fitted carpet, radiator, built-in wardrobes with additional wardrobes & matching bedside cabinets and dressing table.

Bedroom Two

14'0" x 7'9" (4.29m x 2.38m)

Would take a double bed if some of the wardrobes are removed. UPVC double glazed window to front, fitted carpet, radiator, freestanding wardrobes.

Wet Room

7'2" x 5'6" (2.20m x 1.70m)

UPVC double glazed opaque window to side, radiator, vinyl flooring, mainly tiled walls, extractor fan, fitted with a white suite comprising of walk-in shower enclosure with mains shower with rainfall shower head, pedestal wash hand basin, wc.

Outside

The open plan front garden has artificial lawn, external water tap on driveway. Parking for 2 cars on tarmac driveway.

Private West facing rear garden approx 35', patio, artificial lawn, borders, shrubs, shed, fully 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)

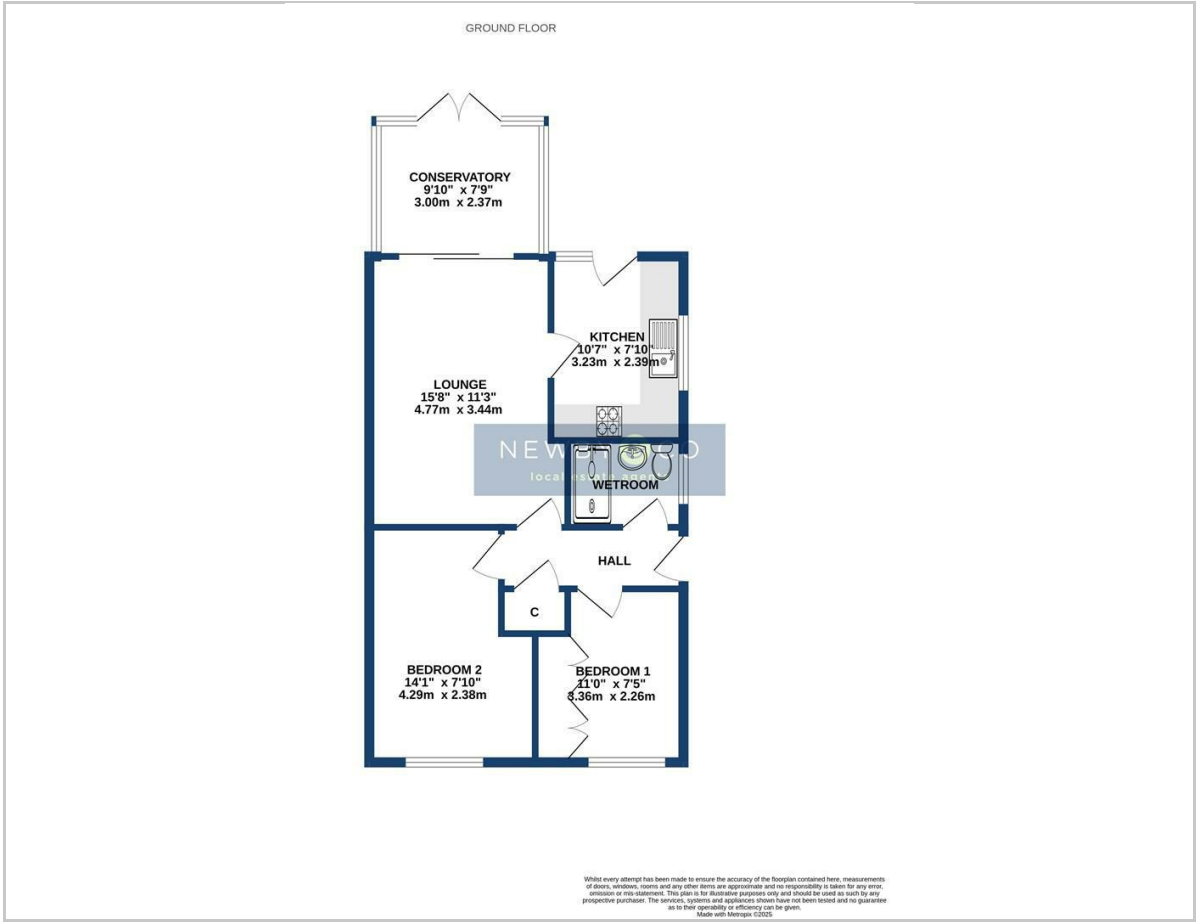
It has a Council Tax Band of B which means a charge of £1845.80 for tax year ending March 2026

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



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

