

237 Dominion Road  
Glenfield Border, LE3 6QB

£240,000





## 237 Dominion Road

Glenfield Border, Leicester, LE3

Well presented brick built traditional 3 bedroom semi-detached home in popular location facing the Dominion Road/New Parks Boulevard roundabout and therefore close to good amenities including shops, public transport and major road links. The property benefits from full gas central heating (1 year old combi boiler), UPVC double glazing, maintained to a high standard by the current owner. The accommodation briefly comprises on the ground floor, entrance hall, lounge-diner, kitchen-diner, utility lobby & wc. Upstairs, landing, 3 bedrooms, bathroom with white suite. Driveway to front & private gardens to rear. Freehold. Council tax band A

### Entrance Hall

UPVC double glazed entrance door, rustic decor including 3/4 height wall panelling, tiled flooring, carpeted stairs to first floor, radiator.

### Lounge-Diner

17'0" x 13'10" (5.20m x 4.23m)

A good sized L-shaped room with UPVC double glazed windows to front & rear, wall panelling, coving to ceiling, radiator, laminate flooring. There is a rustic fireplace where the current owners have an electric fire.

### Kitchen-Diner

16'4" x 13'5" max (5.00m x 4.10m max)

An L-shaped kitchen-diner with UPVC double glazed French doors to rear. UPVC double glazed window to front, tiled flooring, recessed spotlights. Fitted with a range of shaker style base, drawer & eye level units, work surfaces with white "London Tube" style tiled splashback, one and a half bowl stainless steel sink unit with mixer tap. Built-in electric fan assisted oven with gas hob. Pantry store, Combination boiler, spotlights to ceiling, radiator.

### Rear Lobby/Utility

UPVC double glazed door to side, shelving, space for tumble dryer.

### Cloaks/wc

Wash hand basin, wc.

### First Floor: Landing

UPVC double glazed window at top of stairs, fitted carpet, access to loft, airing cupboard.

### Bedroom One

12'7" x 10'9" (3.85m x 3.29m)

UPVC double glazed window to rear, radiator, exposed floorboards, picture rails, recessed cupboard.

### Bedroom Two

13'1" x 9'1" (4.00m x 2.78m)

UPVC double glazed window to rear, laminate flooring, recessed cupboard, picture rail, radiator.

### Bedroom Three

12'0" x 6'8" (3.66m x 2.04m)

Two UPVC double glazed windows to front, radiator, recessed cupboard.

### Bathroom

7'5" x 6'3" (2.28m x 1.92m)

UPVC double glazed opaque window, radiator, laminate flooring, panelled bath with shower fitment over and glass screen, pedestal wash hand basin, wc.

### Outside

To the front of the property is an enclosed garden area with hedge and a gravelled driveway (although this will require a dropped kerb to utilise).

There is also additional parking bays opposite that provide additional unreserved parking for guests.

The rear gardens are particularly private, approx 40' long with a paved patio, lawn, shrubs and trees, fenced boundaries. There is a timber shed and covered shelter for seating.

### Local Authority & Council Tax Information LCC

This property falls within Leicester City Council ([www.leicester.gov.uk](http://www.leicester.gov.uk))

It has a Council Tax Band of A which means a charge of £1605.15 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.

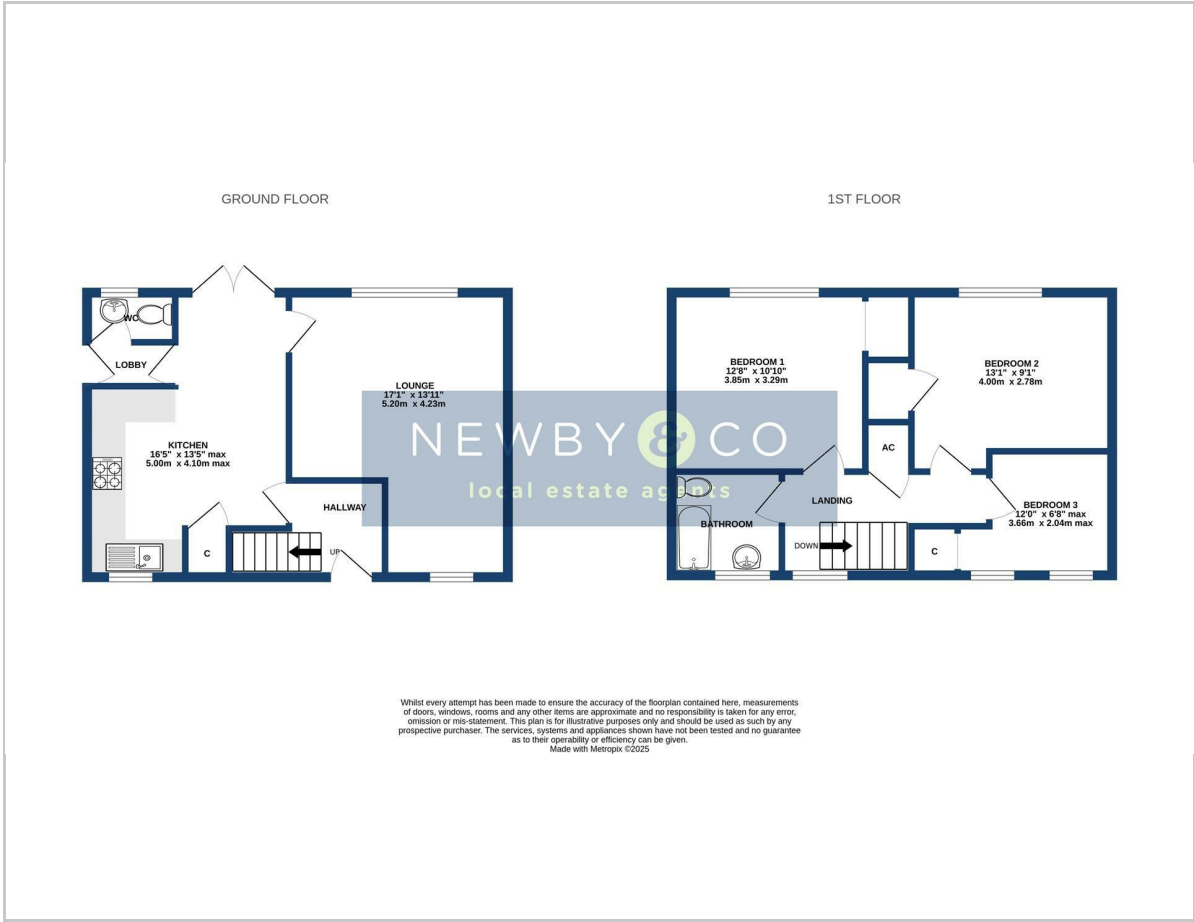
For more information regarding school catchment areas please go to [www.leicestershire.gov.uk/education-and-children/schools-colleges-and-academies/find-a-school](http://www.leicestershire.gov.uk/education-and-children/schools-colleges-and-academies/find-a-school)







Floor Plan



Viewing

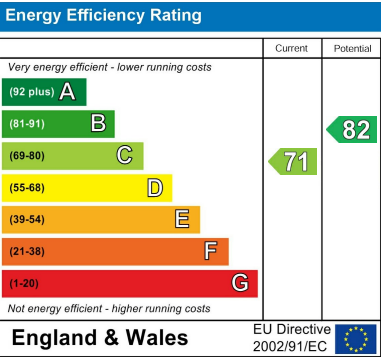
Please contact our Glenfield Office on 0116 2990 990 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph



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