



17 Field Gate Gardens
Glenfield, LE3 8GX
£270,000

17 Field Gate Gardens

Glenfield, Leicester, LE3 8GX

A beautifully presented two bedroom semi detached bungalow situated on an over 55's gated development close to excellent local amenities, Morrisons store, bus routes, health centre. Built in 2011 to a high standard by Messrs Williams local builders this property benefits from full gas central heating, UPVC double glazing, high quality fixtures and fittings. Entrance hall, lounge, fully fitted kitchen with appliances, 2 beds and bathroom with bath & separate shower. Private gardens to rear, driveway for 2 cars. Highly recommended. Freehold. Council Tax Band B

Entrance Hall

UPVC double glazed entrance door, laminate flooring, radiator, cupboard, access to loft.

Lounge

14'11" x 10'2" (4.57m x 3.11m)

A delightful bright and airy rear facing lounge. UPVC double glazed French doors to rear with internal fitted blinds, laminate flooring, radiator, electric fire.

Kitchen-Diner

12'2" x 10'9" (3.72m x 3.30m)

UPVC double glazed door and window to rear, tiled flooring, radiator. Fitted with a range of modern base, drawer & eye level units, stainless steel sink unit with mixer tap. Bosch built-in electric fan oven, gas hob with extractor. Integrated fridge/freezer. Wall mounted Worcester combination boiler.

Bedroom One

13'5" x 10'2" (4.11m x 3.11m)

UPVC double glazed window to front, laminate flooring, radiator.

Bedroom Two

10'9" x 8'4" (3.30m x 2.55m)

UPVC double glazed window to front, laminate flooring, radiator.

Bathroom

8'4" x 6'4" (2.55m x 1.95m)

UPVC double glazed opaque window, radiator, vinyl flooring, mainly tiled walls, spotlights to ceiling, extractor fan. 4 piece bathroom suite comprising of a panelled bath, fully tiled shower cubicle, pedestal wash hand basin, wc.

Outside

To the front of the property is a driveway for two cars side-by-side. Private rear garden having paved patio, lawn, gated side access.

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)

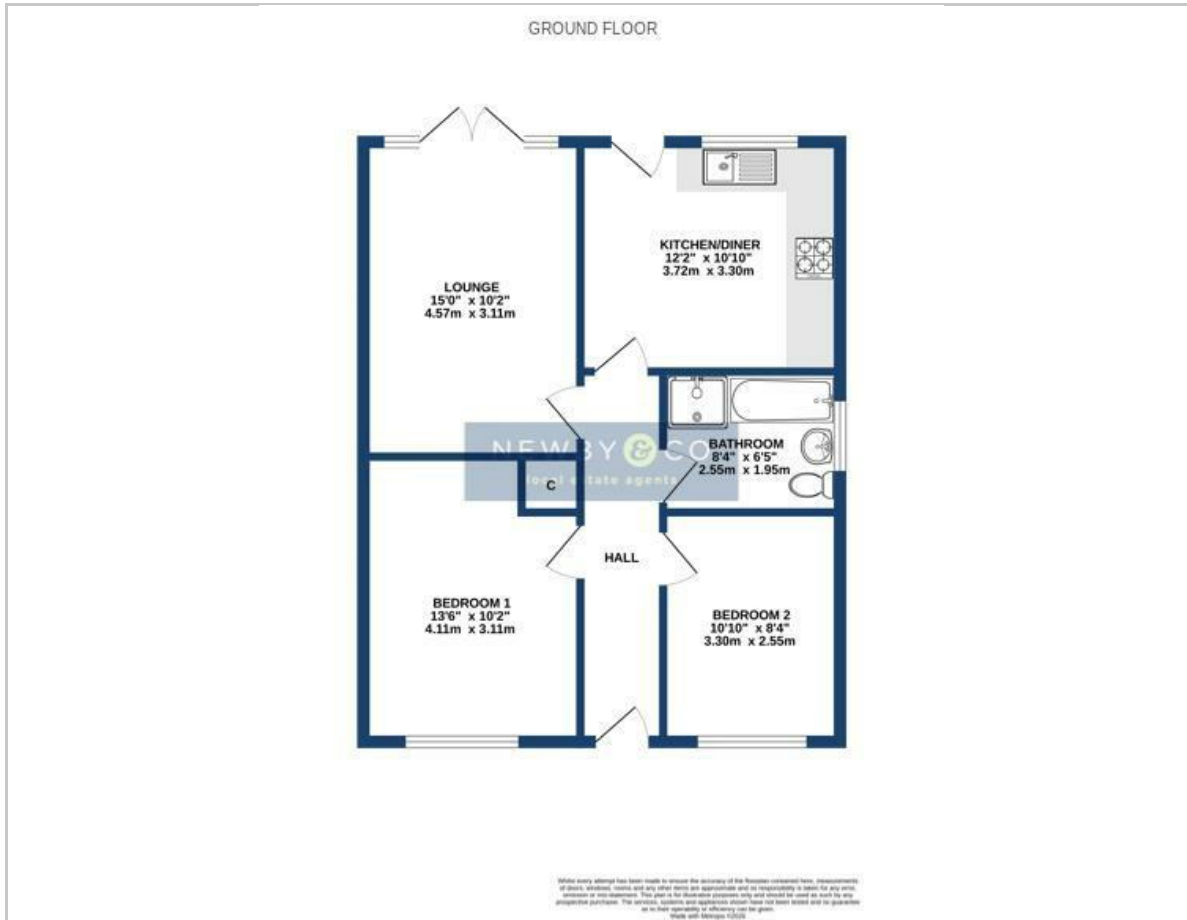
It has a Council Tax Band of B which means a charge of £1907.41 for tax year ending March 2027

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

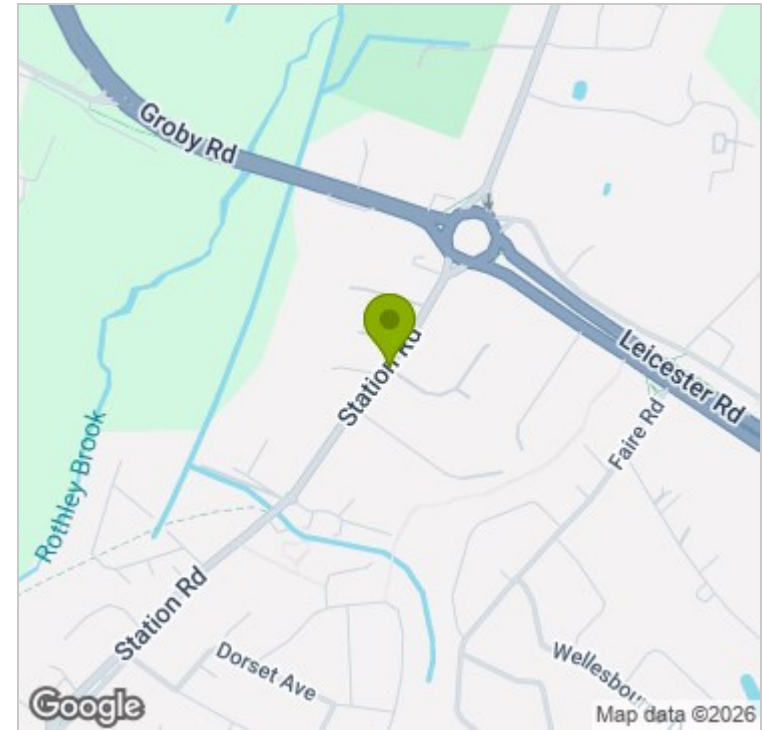


Viewing

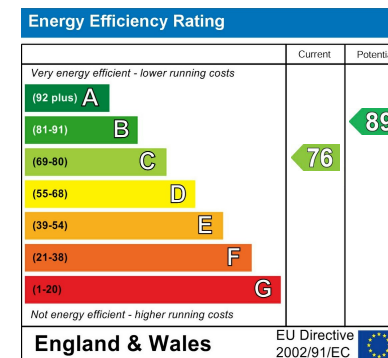
Please contact our Glenfield Office on 0116 2990 990 if you wish to arrange a viewing appointment for this property or require further information.

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

Area Map



Energy Efficiency Graph



88 Faire Road, Glenfield,
Leics, LE3 8ED
Tel: 0116 2990 990
Email: sales@newbyandco.co.uk
newbyandco.co.uk



NEWBY & CO
local estate agents