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8 Drovers Close
Glenfield, LE3 8AY
£375,000

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Glenfield, Leicester, LE3 8AY

A well presented and especially spacious 4 bedroom detached family home situated in the popular Glenfield Park development within easy reach of local amenities including well regarded schools, shops and major road links such as A46, A50 & M1. The property, built in 2016, benefits from full gas central heating, UPVC double glazing, cavity wall insulation, well appointed kitchen. The family sized accommodation comprises of entrance hall, cloaks/wc, lounge, separate dining room, 15' kitchen-diner with a full range of appliances. Upstairs, landing, 4 good sized bedrooms with lots of fitted storage, en-suite shower room, family bathroom. 2 car driveway, garage, private gardens to rear. A lovely house maintained to the highest of standards. Freehold. Council tax band D

Entrance Hall

A welcoming entrance hall in the centre of the ground floor accommodation which flows nicely. Composite double glazed entrance door, hard wearing attractive laminate flooring which continues throughout the ground floor, stairs to first floor, two cloaks/storage cupboards.

Cloaks/wc

Wash hand basin, wc, radiator, extractor fan, hard wearing attractive laminate flooring.

Lounge-Diner

16'9" x 10'2" (5.13m x 3.10m)

A delightful dual aspect living room. UPVC double glazed window to front, two radiators, hard wearing attractive laminate flooring, UPVC double glazed French doors opening out to the rear gardens.

Dining Room/Office

10'8" x 9'8" (3.27m x 2.97m)

A smart and flexible second reception room which could serve as a dining room, playroom, TV room or a work from home office space. UPVC double glazed windows to front & side, neutral fitted carpet, radiator.

Kitchen-Diner

15'7" x 15'1" (4.75m x 4.60m)

UPVC double glazed French doors to rear gardens, two UPVC double glazed windows to side & rear, hard wearing attractive laminate flooring, radiator. Fitted with a modern range of base, drawer & eye level units, work surfaces with upstands, one and a half bowl stainless steel sink unit with mixer taps. Appliances include a built-in electric oven, gas hob with extractor hood, integrated dishwasher, fridge freezer and washing machine.

First Floor: Landing

UPVC double glazed window to rear, fitted carpet, radiator, access to loft.

Bedroom One

12'11" x 10'0" (3.95m x 3.05m)

A generously proportioned dual aspect double bedroom with a wealth of built-in storage. UPVC double glazed windows to rear and side, fitted carpet, radiator, modern fitted wardrobes.

En-suite Shower Room

UPVC double glazed opaque window, radiator, vinyl flooring, mainly tiled walls, extractor fan, walk-in shower enclosure with mains shower and sliding glass doors, pedestal wash hand basin, wc.

Bedroom Two

12'11" x 8'8" (3.95m x 2.65m)

Another good sized dual aspect double bedroom. UPVC double glazed window to rear and side, fitted carpet, radiator, modern built-in wardrobes.

Bedroom Three

10'4" x 9'1" (3.16m x 2.77m)

A third double bedroom. UPVC double glazed window to front, fitted carpet, radiator, modern built-in wardrobes.

Bedroom Four

7'4" x 7'0" (2.26m x 2.14m)

A single bedroom which is used by the current owners as an office. UPVC double glazed window to rear, fitted carpet, radiator.

Bathroom

6'8" x 5'6" (2.05m x 1.70m)

Fitted with a modern white bathroom suite comprising of panelled bath with shower fitment over, pedestal wash hand basin, wc, mainly tiled walls, extractor fan, vinyl flooring, radiator.

Outside

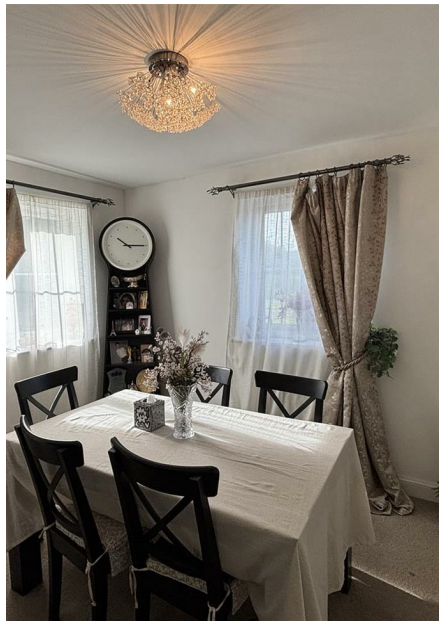
The front of the property there is an open plan garden area with lawn and shrubs. There is also a driveway to the side providing parking for 2 cars in tandem, electric vehicle charging point, leading to detached single brick built garage with up & over door, light & power.
The private rear garden has paved patio, lawns, fully fenced and walled boundaries, 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 D which means a charge of £2452.38 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

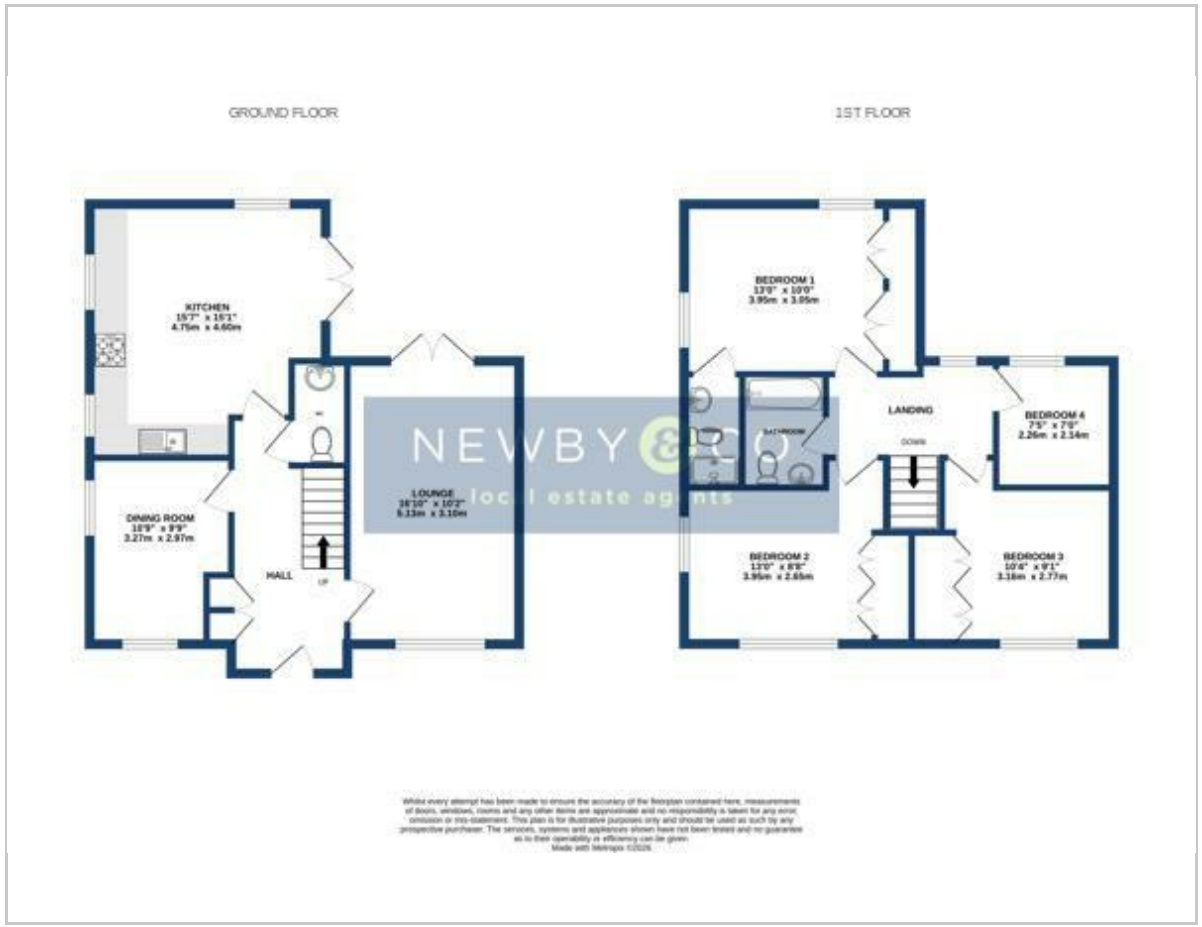








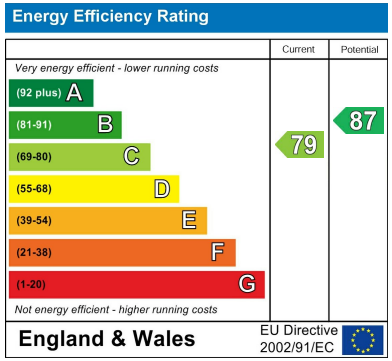
Floor Plan



Area Map



Energy Efficiency Graph



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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