



17 Clovelly Road
Glenfield, LE3 8AD
£395,000



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A delightful extended 3 bedroom detached family home situated in most sought after residential location close to The Hall County Primary school, excellent amenities, shops, major road links and open countryside. The property benefits from full gas central heating (combi boiler), UPVC double glazing, significantly extended accommodation to the ground floor. On the ground floor entrance hall, shower room, L-shaped lounge, breakfast/dining room, modern fitted kitchen with appliances & quartz worktops. Upstairs landing, 3 good sized bedrooms, bathroom. Ample driveway, garage, 60' South-West facing private and flat rear gardens. Early viewing is highly recommended! Freehold - no upward chain! Council tax band D

Entrance Hall

A delightful extended bright and airy entrance hall which provides a lovely welcome to this superb family home. Composite double glazed entrance door with three double glazed panels, UPVC double glazed window, oak effect laminate flooring, carpeted stairs to first floor, coving to ceiling, radiator set in radiator cover.

Shower Room

11'5" x 3'1" (3.50m x 0.95m)

A really useful downstairs shower room with UPVC double glazed opaque window, fully tiled walls and floor, enclosed shower cubicle, vanity wash hand basin, wc, chrome heated towel rail.

L-shaped Lounge

A beautifully presented L-shaped lounge with UPVC double glazed window and French doors to rear aspect each with wooden shutter blinds, two radiators set in radiator covers, neutral fitted carpet, coving to ceiling. Attractive marble fireplace and hearth with wooden surround.

Breakfast/Dining Room

Conveniently placed in between the kitchen and the lounge. Laminate flooring, upright modern radiator, large understairs storage cupboard.

Kitchen

11'10" x 7'7" (3.63m x 2.32m)

A delightful modern fitted kitchen with a full range of storage units and appliances. UPVC double glazed window to rear with blinds and UPVC double glazed door to side, laminate flooring, spotlights to ceiling, radiator. The kitchen is fully fitted with a range of sleek modern units comprising of base, drawer and eye level units, quartz work surfaces and upstands, white enamel inset sink with directable mixer taps. The quality appliances include Zanussi fan-assisted electric double oven/grill, induction hob with modern extractor hood, integrated dishwasher, integrated fridge/freezer, washing machine.

First Floor: Landing

UPVC double glazed window at stair turn, fitted carpet, access to loft which is boarded with retractable ladder, airing cupboard housing combi boiler and a small radiator.

Bedroom One

11'5" x 10'5" (3.48m x 3.20m)

A generously sized double bedroom with a wealth of storage. UPVC double glazed window to rear, neutral fitted carpet, radiator, coving to ceiling, fitted wall-to-wall wardrobes.

Bedroom Two

11'8" x 10'5" (3.56m x 3.20m)

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

Bedroom Three

9'4" x 8'5" (2.85m x 2.58m)

This bedroom would also comfortably take a double bed. UPVC double glazed window to rear, neutral fitted carpet, radiator, coving to ceiling, recessed cupboard.

Bathroom

A delightful modern bathroom with a contemporary white suite. UPVC double glazed opaque window, fully tiled walls. Fitted with a shaped shower bath with mains shower over, vanity wash hand basin, wc.

Outside

To the front of the property is an open plan garden with well kept lawn, inset planted bed and a block paved driveway for 2/3 cars in front of the brick built garage with up-and-over door and side passage. The delightful rear gardens are approx 60' with a property width paved patio, well kept lawns, established borders with plants and shrubs. Fully fenced boundaries make this a private secure rear garden.

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 £2,452.38 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

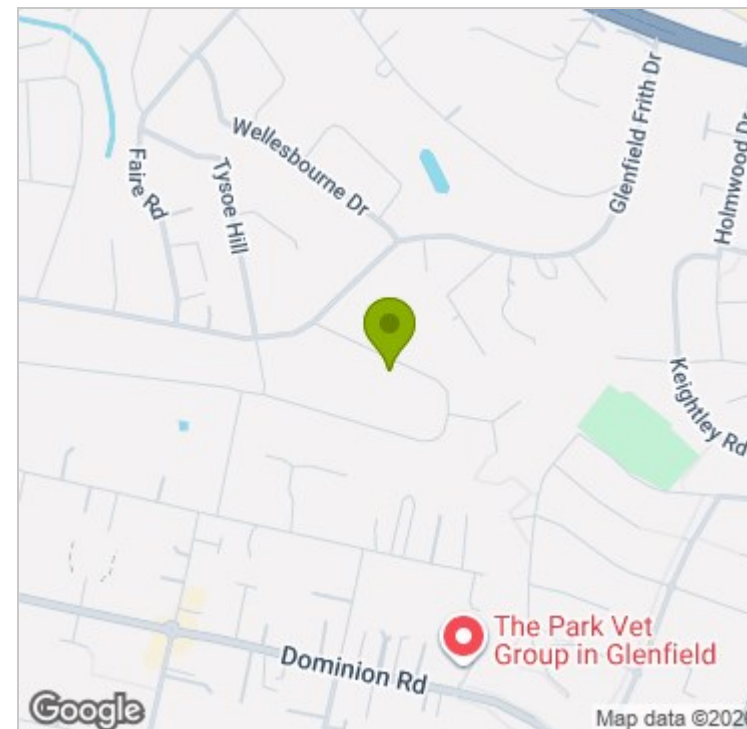


Viewing

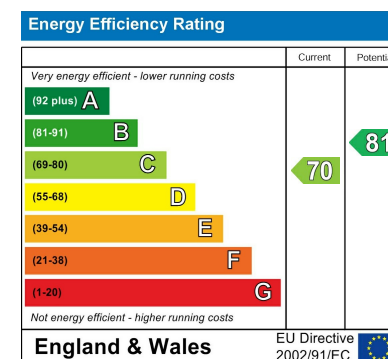
Please contact our Glenfield Office on 0116 2990 990 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph



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