

10 Ledwell Drive
Glenfield, LE3 8BG

£325,000



10 Ledwell Drive

Glenfield, Leicester, LE3 8BG

A particularly spacious, much extended 4 bedroom semi detached house in prime residential location a short walk from well renowned Hall County Primary school. The property benefits from full gas central heating, UPVC double glazing. On ground floor; entrance hall, lounge with bay window, dining area open plan into conservatory, L-shaped fitted kitchen-diner with oven/hob, dishwasher, utility store, cloaks/wc. Upstairs; landing, 4 bedrooms, family bathroom with full suite & separate shower. Driveway for two cars, private rear garden with timber summerhouse inc power. Early viewing advised, well placed for shops, major roads and countryside. Freehold. Council tax band C

Entrance Hall

UPVC double glazed entrance door, tiled flooring, stairs to first floor, radiator.

Lounge

18'10 x 12'2 (5.74m x 3.71m)

UPVC double glazed bay window to front, two radiators, fitted carpet, pebble effect gas fire set in marble fireplace, coving to ceiling, door to conservatory.

Living Kitchen

17'6 x 13' (5.33m x 3.96m)

UPVC double glazed French doors to rear garden, UPVC double glazed window to rear, vinyl flooring, radiator. Fitted with a range of base, drawer & eye level units, work surfaces, tiled splashback, one and a half bowl stainless steel sink unit with mixer tap. Built-in electric double oven, gas hob with extractor hood. Integrated dishwasher.

Utility Room

UPVC double glazed window to rear, laminate flooring, provision for washing machine.

Cloaks/wc

UPVC double glazed window, wash hand basin, wc.

Conservatory

23' x 8'2 (7.01m x 2.49m)

UPVC double glazed conservatory, brick base, insulated solid roof, radiator French doors to garden.

First Floor Landing

Fitted carpet, access to boarded loft with retractable ladder.

Bedroom One

14'6 x 12'2 (4.42m x 3.71m)

UPVC double glazed bay window to front, fitted carpet, radiator.

Bedroom Two

9'9 x 7'6 (2.97m x 2.29m)

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

Bedroom Three

15'8 x 11'10 (4.78m x 3.61m)

Two UPVC double glazed windows to front, fitted carpet, two radiators.

Bedroom Four

14'9 x 6'10 (4.50m x 2.08m)

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

Bathroom

10'8 x 6'2 (3.25m x 1.88m)

UPVC double glazed opaque window, chrome heated towel rail, radiator, vinyl flooring, mainly tiled walls, bath, shower cubicle with electric shower, vanity wash hand basin, wc.

Outside

The front of the property has a block paved driveway providing parking for 2 cars side by side

The regard garden has paved patio, lawn, summer house, 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)

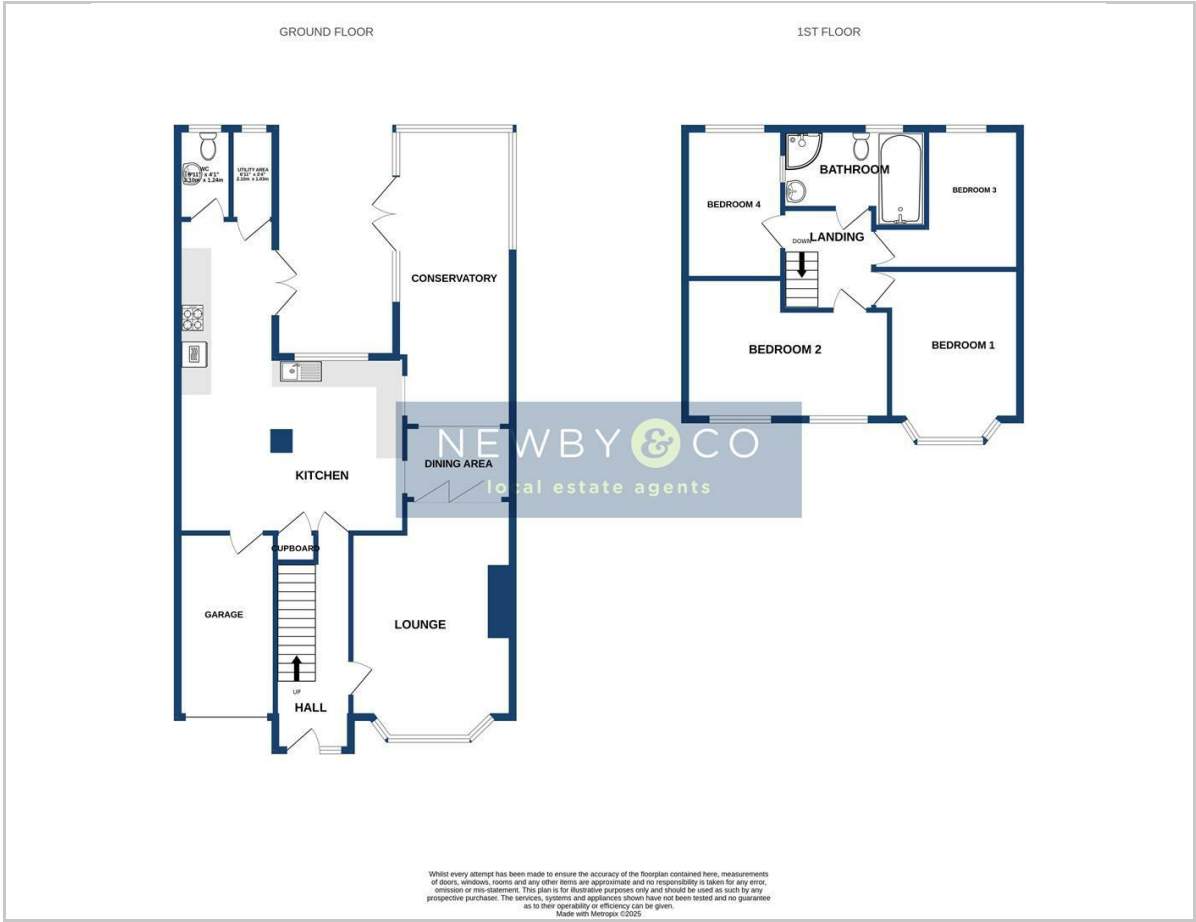
It has a Council Tax Band of C which means a charge of £2109.49 for tax year ending March 2026

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

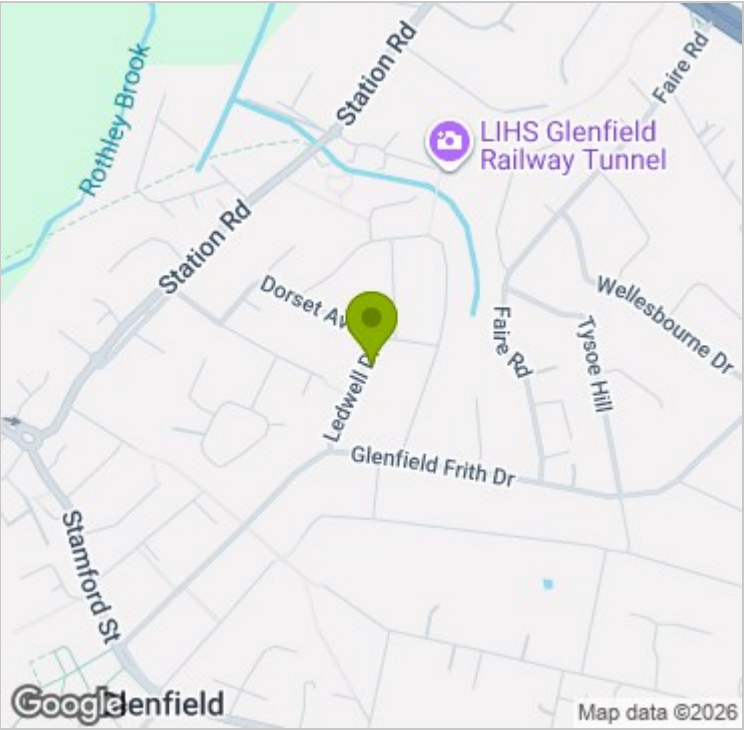


Viewing

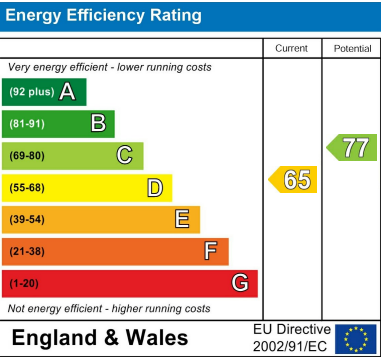
Please contact our Glenfield Office on 0116 2990 990 if you wish to arrange a viewing appointment for this property or require further information.

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



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



NEWBY & CO
local estate agents