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14 Peartree Close
Glenfield, LE3 8RG
£425,000

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14 Peartree Close

Glenfield, Leicester, LE3 8RG

A tremendous 4 bedroom/2 bathroom detached family home (1988) in popular residential cul-de-sac location close to excellent local amenities and major transport links. The property provides spacious family-sized accommodation with a delightful private rear garden & double integral garage. The well maintained property benefits from full gas central heating, majority UPVC double glazing and a modern fitted kitchen with appliances. Accommodation on two floors, porch & L-shaped hall, cloaks/wc, dual aspect lounge, separate dining room, kitchen, utility room, landing, 4 bedrooms, en-suite bathroom, family shower room. Early viewing advised. Freehold - no upward chain! Council tax band E

Porch
Hardwood entrance door & side panels with leaded glazed panels.

Entrance Hall
Hardwood/glazed inner entrance door, stairs to first floor, twin glazed inner doors leading to lounge.

Cloaks/wc
UPVC double glazed opaque window, vanity wash hand basin, wc, radiator.

Lounge
20'0" x 11'5" (6.10m x 3.50m)
A spacious dual aspect living room with UPVC double glazed window to front, aluminium double glazed sliding doors to conservatory. The lounge has a fitted carpet, two radiators, fireplace and coving to ceiling.

Conservatory
12'1" x 10'0" (3.70m x 3.07m)
Aluminium & glazed construction, tiled floor, radiator, sliding doors to rear gardens.

Dining Room
11'8" x 10'0" (3.58m x 3.05m)
UPVC double glazed French doors to rear gardens, radiator, laminate flooring, coving to ceiling. Archway to kitchen.

Kitchen
10'4" x 9'10" (3.15m x 3.00m)
UPVC double glazed window to rear, relatively recently refitted with a range of modern base, drawer & eye level units, work surfaces with tiled surrounds, one and a half bowl stainless steel sink unit with mixer taps. Appliances include a built-in electric double oven, gas hob, integrated dishwasher, fridge/freezer. Tile effect vinyl floor.

Utility Room
7'3" x 4'11" (2.22m x 1.50m)
UPVC double glazed window & door to side, radiator, eye level wall units, worktops with stainless steel sink unit with mixer taps, provision for washing machine.

First Floor: Landing
Fitted carpet, airing cupboard housing hot water cylinder.

Bedroom One
13'3" x 11'4" (4.06m x 3.46m)
A generously sized double master bedroom with a wealth of fitted storage. UPVC double glazed window to front, fitted carpet, radiator, built-in wardrobes.

En-suite Bathroom
9'6" x 6'7" (2.90m x 2.02m)
UPVC double glazed opaque window, chrome heated towel rail, fully tiled walls, shaped panelled bath with electric shower over, pedestal wash hand basin, wc.

Bedroom Two
12'1" x 9'6" (3.70m x 2.92m)
UPVC double glazed window to rear, fitted carpet, radiator, built in wardrobes.

Bedroom Three
10'11" x 9'6" (3.35m x 2.92m)
UPVC double glazed window to rear, fitted carpet, radiator, built-in wardrobes.

Bedroom Four
10'2" x 7'8" (3.10m x 2.35m)
UPVC double glazed window to front, fitted carpet, radiator.

Family Shower Room
7'2" x 6'9" (2.19m x 2.08m)
UPVC double glazed opaque window, vinyl flooring, fully tiled walls, shower cubicle with electric shower, pedestal wash hand basin, wc.

Outside
The front of the property has lawn, trees, block paved driveway providing off road parking for 2 cars leading to garage.
The private rear garden has paved patio, lawns, well stocked borders, fenced and hedged boundaries. Open aspect over former golf course.
There is a lean to storage area to the side of the property with gates to side.

Double Garage
17'7" x 14'9" (5.36m x 4.50m)
A really good sized double integral garage with electric up & over door, window to side, central heating boiler. Internal door to hall.

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 E which means a charge of £2,997.36 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



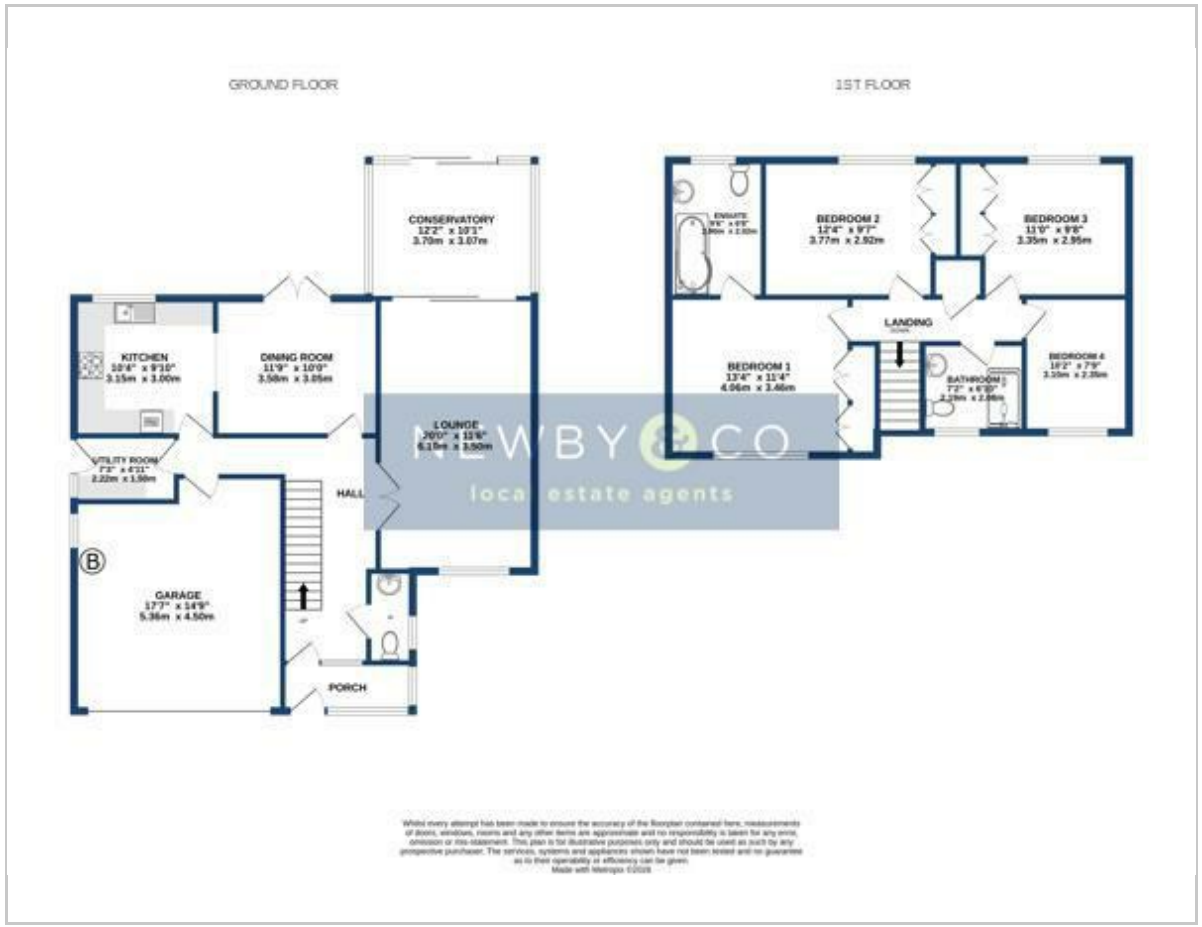




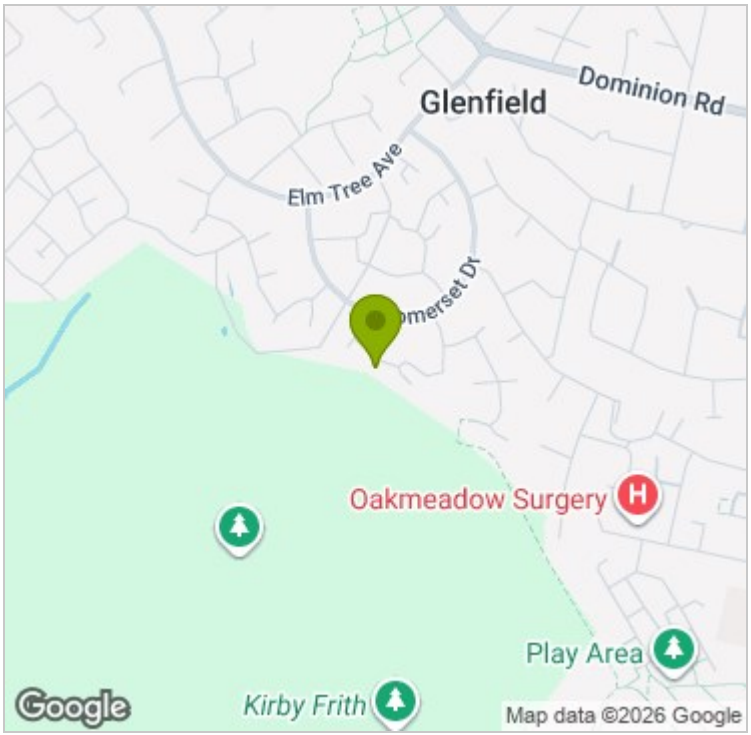




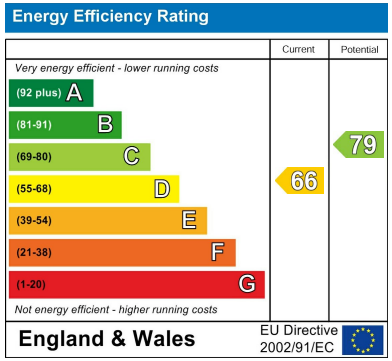

Floor Plan



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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