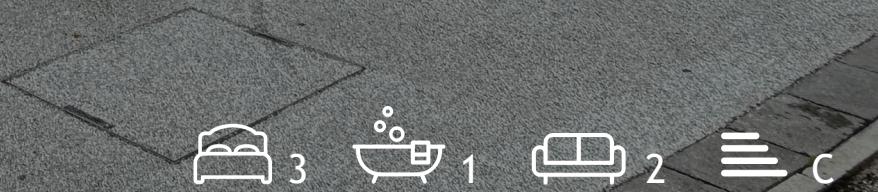




29 Clovelly Road  
Glenfield, LE3 8AD  
Offers Over £300,000



## 29 Clovelly Road

Glenfield, Leicester, LE3 8AD

An extended Calverley built 3 bedroom family semi-detached home in prime residential location close to well regarded primary school, a good selection of shops, major road links. The property benefits from full gas central heating (4 year old combi), UPVC double glazing, newly fitted kitchen (oven/hob). The spacious well presented accommodation comprises on the ground floor, extended hall, cloaks/wc, office/playroom, L-shaped lounge-diner, fitted kitchen (oven/hob). Upstairs, landing, 3 generously sized bedrooms, bathroom with 4 piece suite. Driveway for 3 cars, South facing 50' rear garden. Freehold. Council Tax Band C

### Cloaks/wc

Wash hand basin, wc, radiator.

### Lounge-Diner

19'1" x 16'9" (5.84 x 5.13)

UPVC double glazed window to rear, radiator, French doors to rear.

### Office

8'9" x 7'5" (2.68 x 2.28)

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

### Kitchen

15'1" x 7'8" (4.60 x 2.36)

UPVC double glazed window to side, laminate flooring, spotlights to ceiling., Fitted with a range of base, drawer & eye level units, work surfaces, one and a half bowl sink unit. Built-in electric double oven, induction hob with extractor hood. Wall mounted Worcester combination boiler.

### First Floor Landing

UPVC double glazed window, access to majority boarded loft.

### Bedroom One

13'1" x 10'4" (4.00 x 3.15)

UPVC double glazed window to rear, fitted carpet, radiator, built-in wardrobes.

### Bedroom Two

10'4" x 10'2" (3.15 x 3.12)

UPVC double glazed window to front, fitted carpet, radiator, built in wardrobes.

### Bedroom Three

8'7" x 9'8" (2.64 x 2.97)

UPVC double glazed window to rear, fitted carpet, radiator, built-in wardrobes.

### Bathroom

uPVC double glazed opaque window, fully tiled walls, panelled bath, separate shower cubicle, vanity wash hand basin, wc.

### Outside

The front of the property has a driveway providing parking for 3 cars.

The private rear garden, approx 50' has patio, lawn

### 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.

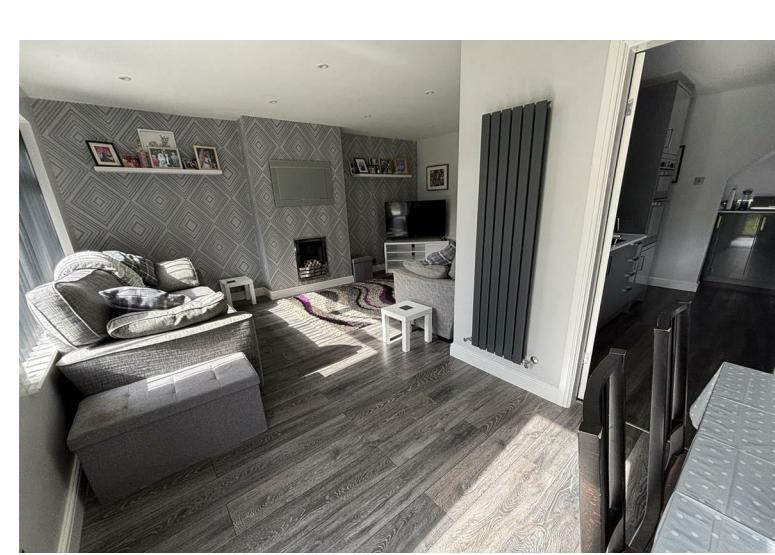
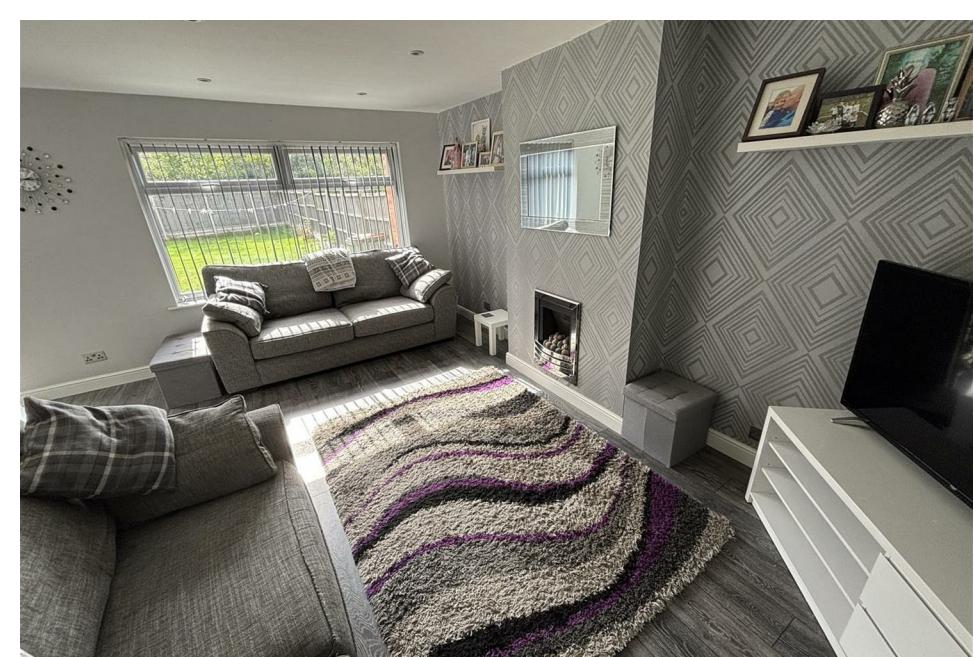
### Local Authority & Council Tax Info (Blaby)

This property falls within Blaby District Council ([blaby.gov.uk](http://blaby.gov.uk))

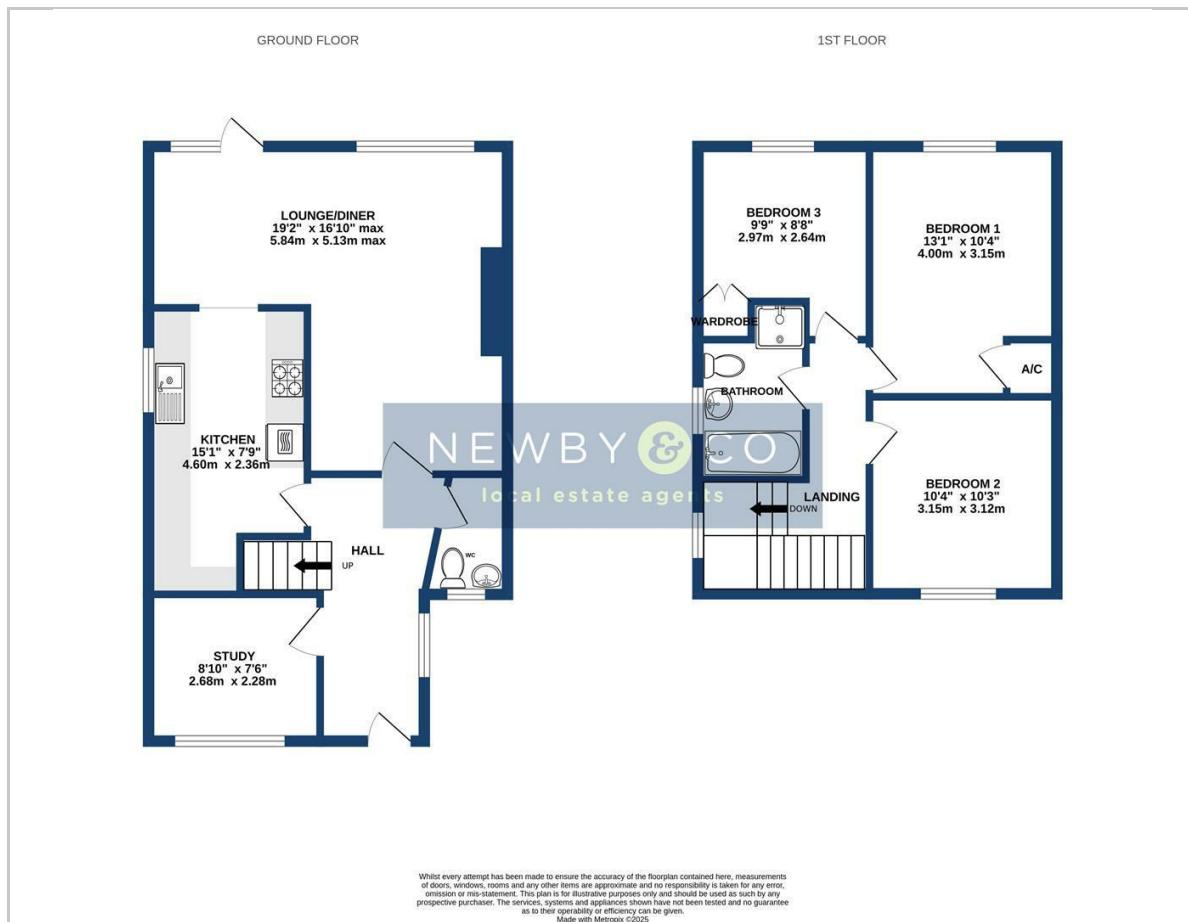
It has a Council Tax Band of C which means a charge of £2109.49 for tax year ending March 2026

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](http://www.leicestershire.gov.uk/education-and-children/schools-colleges-and-academies/find-a-school)



## Floor Plan



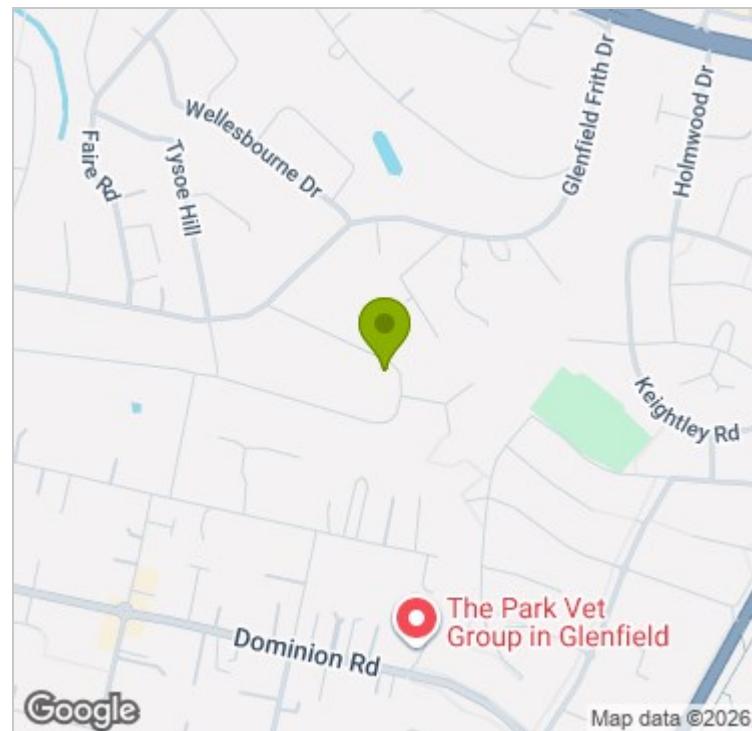
## Viewing

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.

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## Area Map



## Energy Efficiency Graph

