

NEWBY & CO
local estate agents

16 Station Road
Glenfield, LE3 8BQ
£265,000

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Glenfield, Leicester, LE3 8BQ

A recently refurbished traditional 3 bedroom semi-detached family home in prime non-estate location situated right in the heart of village centre within easy access of Morrisons store, bus routes and shops, pubs and schools. This fully refurbished house benefits from a brand new gas central heating system, UPVC double glazing, upgraded electrics, refitted kitchen & bathroom and is offered for sale with no upward chain. On the ground floor, entrance hall, lounge, fitted kitchen with oven/hob, bathroom with white suite. Upstairs, landing & 3 bedrooms. Private 60' West facing rear gardens. Freehold. Offered for sale with no upward chain. Council tax band B.

Entrance Hall
Composite UPVC double glazed entrance door, stairs to first floor.

Bathroom
8'2" x 4'10" (2.50 x 1.48)
UPVC double glazed opaque window, spotlights to ceiling, fully tiled walls, wash hand basin, wc, heated towel rail, bath with shower over, glass screen, extractor fan.

Lounge
13'0" x 11'5" (3.98 x 3.48)
UPVC double glazed window to front, radiator, exposed stained floorboards, coving to ceiling, dado rail and picture rail, fireplace.

Kitchen-Diner
13'1" x 11'8" (4.0 x 3.57)
Two UPVC double glazed windows, tiled flooring, radiator, spotlights to ceiling, original floor to ceiling cupboard. Recently 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 oven, gas hob with extractor hood. Space for washing machine/dishwasher, tall fridge/freezer. Wall mounted Baxi combination boiler.

Rear Lobby
UPVC double glazed door to side, tiled flooring, floor to ceiling storage cupboard housing consumer unit, large storage cupboard.

Landing
UPVC double glazed window to side, radiator, access to loft.

Bedroom One
16'2" x 11'3" (4.95 x 3.43)
UPVC double glazed window, fitted carpet, radiator, picture rail and feature fireplace.

Bedroom Two
11'9" x 10'3" (3.60 x 3.13)
UPVC double glazed window to rear, fitted carpet, radiator, picture rail, feature fireplace.

Bedroom Three
8'3" x 8'0" (2.54 x 2.45)
UPVC double glazed window to rear, fitted carpet, radiator, picture rail.

Outside
The front of the property is gravelled with walled boundary and wrought iron gate. The private rear garden approx 60' being West facing has two patio's, lawn, external water tap, power sock, fully fenced 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 B which means a charge of £1907.41 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



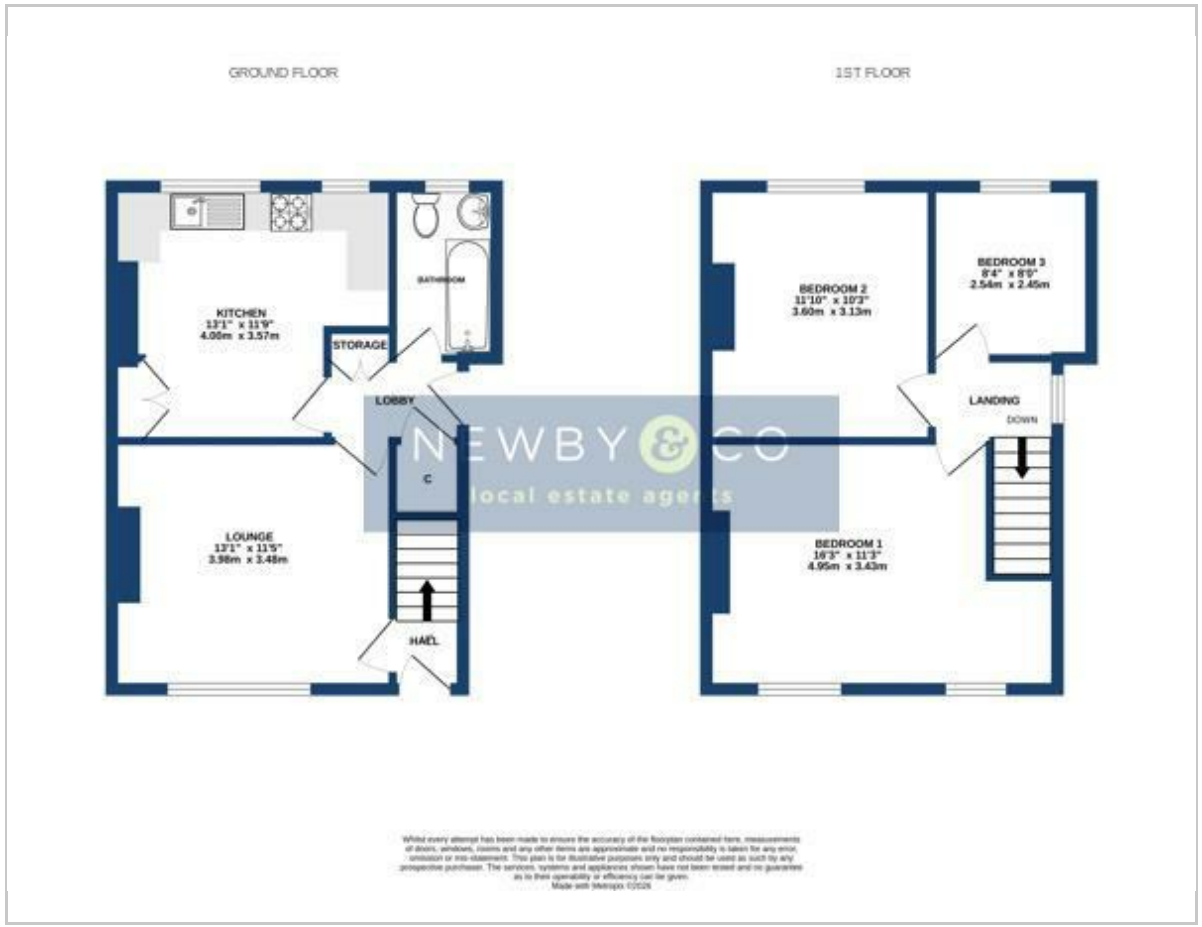




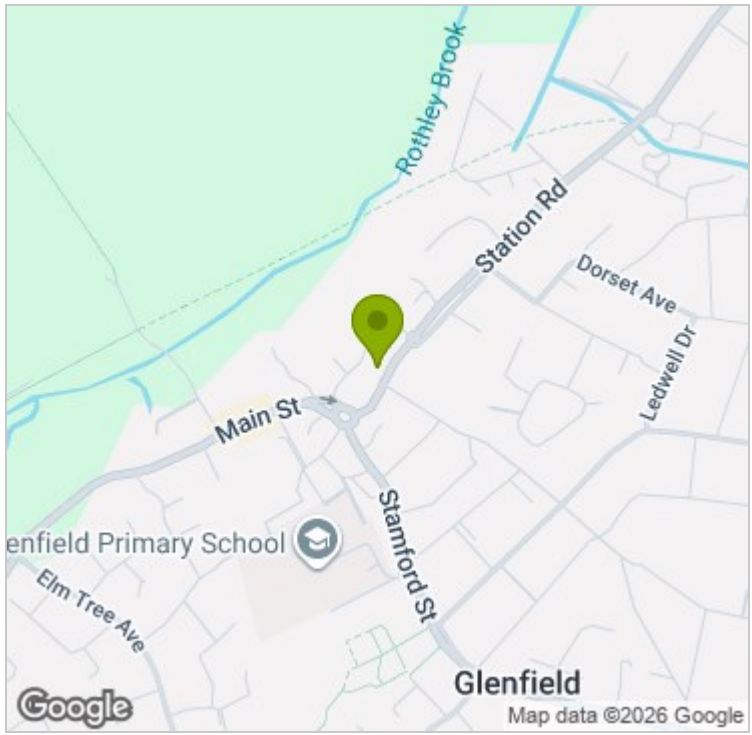




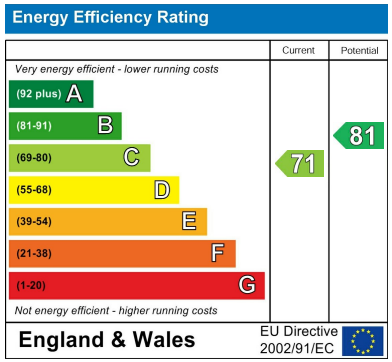

Floor Plan



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.

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.

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

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OFT Approved code
NEWBY & CO
local estate agents