

NEWBY & CO
local estate agents

11 Main Street
Glenfield, LE3 8DG
£165,000

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Glenfield, Leicester, LE3 8DG

19th century end of row cottage, set in a delightful village location right in the heart of Glenfield therefore close to shops, pubs & the church. This property full of character offers tremendous scope to improve at a competitive price. Gas central heating, UPVC double glazing, beams to ceiling. On the ground floor; hall, lounge & kitchen. Upstairs; landing, 2 bedrooms and bathroom. The property is situated in the heart of the village 4 miles from the city centre & with good links by public transport, major routes and motorways. Freehold - no upward chain! Council tax band A

Entrance Hall
Hardwood glazed entrance door with 9 glazed panels.

Lounge
15'4" x 11'11" (4.68m x 3.64m)
A room full of character with black beams to ceiling. UPVC double glazed window to front, radiator, fitted carpet, Valor Homeflame gas fire set within exposed brick chimney breast, meter cupboard.

Kitchen
11'8" x 7'11" (3.58m x 2.42m)
With beams to ceiling. UPVC double glazed door & window to rear, basic base, drawer and eye level units, worktops, one-and-a-half bowl sink with mixer taps, provision for cooker & washing machine, radiator, understairs pantry store. Door to enclosed staircase leading to first floor.

First Floor: Landing
Having some light from the window at the foot of the stairs. Carpet.

Bedroom One
12'0" x 7'6" (3.67m x 2.30m)
UPVC double glazed window to front, carpet, radiator.

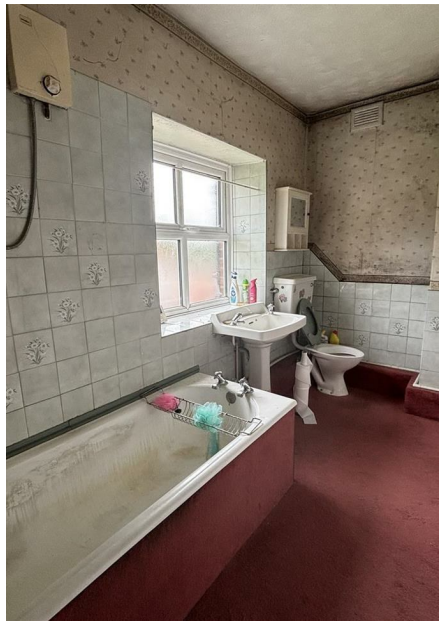
Bedroom Two
9'2" x 7'6" (2.80m x 2.30m)
UPVC double glazed window to front, carpet, radiator.

Bathroom
12'0" x 7'11" (3.66m x 2.43m)
UPVC double glazed opaque window, panelled bath, pedestal wash hand basin, wc, radiator. There is a large recessed cupboard over the stairs and a range of additional storage.

Outside
To the front of the property is a forecourt cottage garden enclosed by a granite stone wall inkeeping with the character of this cottage.
The rear gardens are well kept with a paved area, lawns, established beds and borders, timber shed.
Note: neighbouring properties do have rear access across the 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 A which means a charge of £1634.93 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





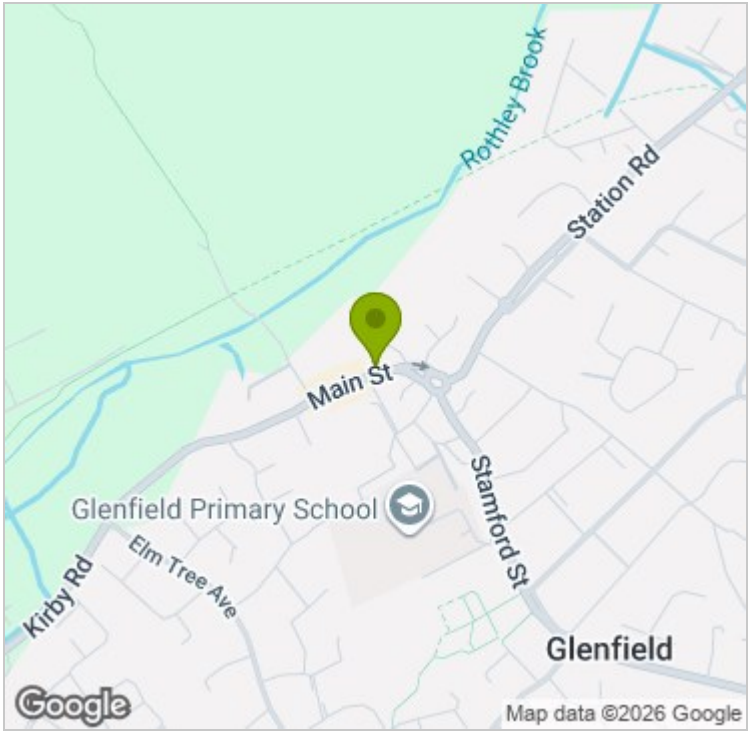




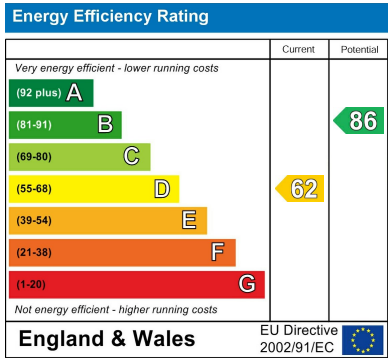
Floor Plan



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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