



5 Foresters Close
Glenfield, LE3 8QT
£375,000



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A well presented modern Underwood built (1985) 3 bedroom detached family home in sought after residential cul-de-sac location. The property benefits from full gas central heating (Worcester combi boiler), UPVC double glazing, PVC fascia. The tastefully decorated accommodation briefly comprises, entrance hall, lounge, separate dining room, UPVC conservatory, fitted kitchen with oven/hob, utility room, cloaks/wc. Upstairs, landing, 3 good sized bedrooms, bathroom with 4 piece suite. Delightful gardens to front & rear, driveway for two cars & garage. Situated close to excellent amenities, shops, schools, major road links & open countryside. Early viewing highly recommended! Freehold. Council tax band D

Entrance Hall

A welcoming entrance hall with UPVC double glazed entrance door, fitted carpet, radiator, stairs to first floor. A good sized floor-to-ceiling cloaks cupboard with louvre fronted doors.

Lounge

16'7" x 13'5" (5.08m x 4.09m)

A bright and airy living room facing the front aspect with UPVC double glazed bow window, neutral fitted carpet, radiator, gas fire set in attractive marble fireplace & hearth with wooden surround, coving to ceiling, arch through to dining room.

Dining Room

9'10" x 9'9" (3.00m x 2.99m)

Aluminium double glazed sliding doors into conservatory, neutral fitted carpet, radiator, coving to ceiling.

Conservatory

11'10" x 11'1" (3.62m x 3.39m)

UPVC double glazed full length conservatory with polycarbonate apex roof, neutral fitted carpet.

Kitchen

9'9" x 9'8" (2.98m x 2.95m)

A well presented and equipped fitted kitchen with UPVC double glazed window to rear, vinyl flooring, radiator. The kitchen is fitted with a range of base, drawer and eye level units, work surfaces with tiled surrounds, one-and-a-half bowl stainless steel sink unit with mixer taps, built-in electric oven with gas hob and extractor hood.

Utility Room

7'6" x 7'4" (2.30m x 2.24m)

UPVC double glazed window and door to rear and side aspects, vinyl floor, radiator, base unit, work surfaces, stainless steel sink, provision for usual appliances including plumbing for washing machine.

Cloaks/wc

UPVC double glazed opaque window, pedestal wash hand basin, wc, radiator.

First Floor: Landing

UPVC double glazed window to side at top of the stairs, neutral fitted carpet, airing cupboard housing Worcester combi boiler, access to loft.

Bedroom One

13'5" x 10'2" (4.10m x 3.10m)

A generously sized double master bedroom. UPVC double glazed window to rear, neutral fitted carpet, radiator, coving to ceiling. Fitted with a range of wall to wall wardrobes with overhead cupboards.

Bedroom Two

11'5" x 11'3" (3.50m x 3.45m)

Another good sized double bedroom. UPVC double glazed window to front, neutral fitted carpet, radiator. Fitted with a range of wardrobes with desk/drawers.

Bedroom Three

8'6" x 8'4" (2.61m x 2.55m)

UPVC double glazed window to front, neutral fitted carpet, radiator. Fitted with wardrobe and drawers.

Bathroom

8'3" x 5'4" (2.52m x 1.64m)

UPVC double glazed opaque window to rear, neutral fitted carpet, radiator, fully tiled walls. Fitted with a four piece suite comprising of panelled bath, separate shower cubicle, pedestal wash hand basin, wc.

Outside

To the front of the property is a well maintained open plan garden with lawn, ornamental tree, tarmac driveway for 2/3 cars in front of a garage with up-and-over door and side door.

The rear gardens are approx 35', particularly private being not overlooked by any neighbouring properties. There is a paved patio, well kept lawns, shrubs, borders and trees. There is an external tap, fully fenced and hedged boundaries and 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)

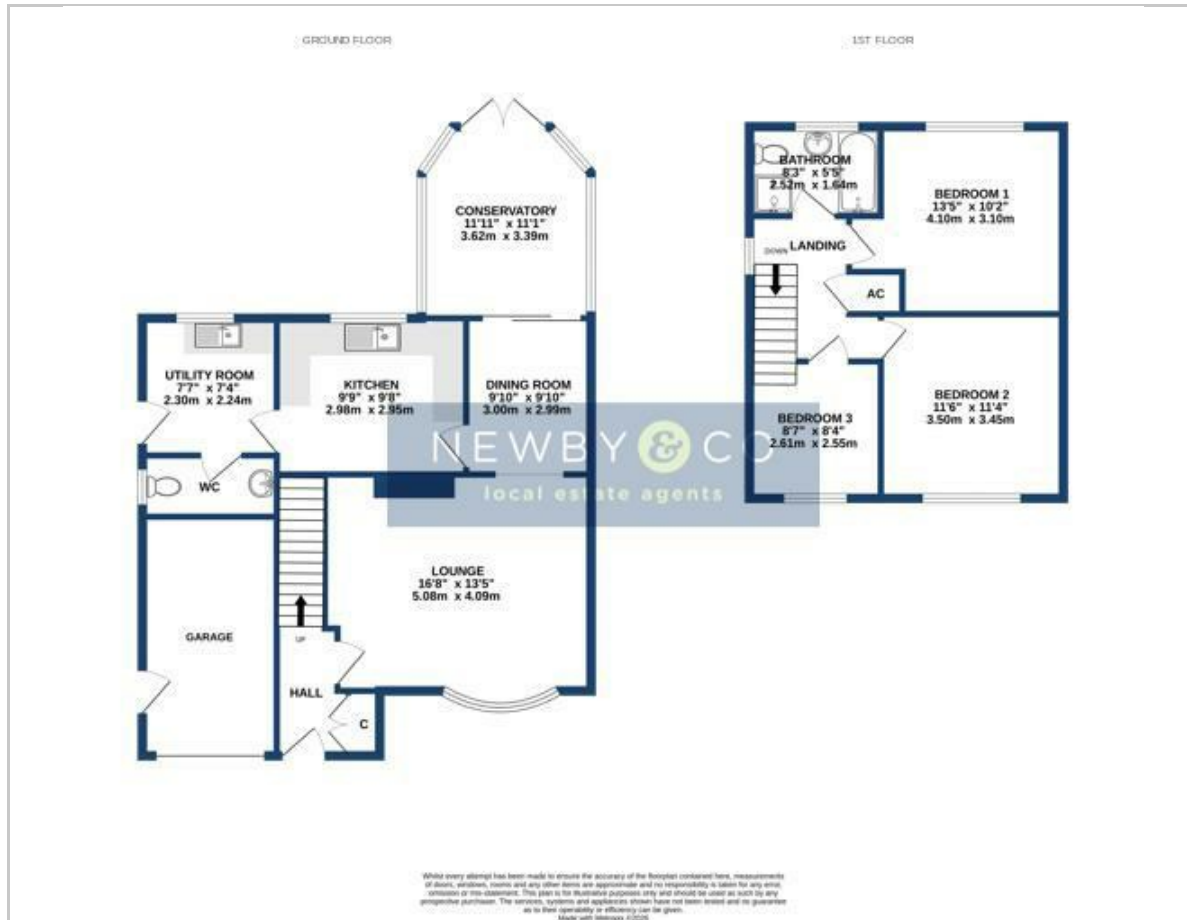
It has a Council Tax Band of D which means a charge of £2,452.38 for tax year ending March 2027

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



Viewing

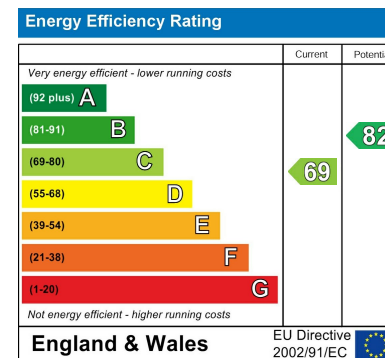
Please contact our Glenfield Office on 0116 2990 990 if you wish to arrange a viewing appointment for this property or require further information.

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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