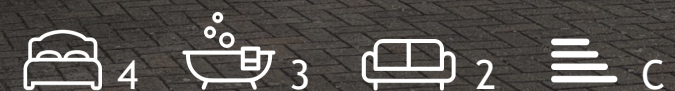


82 Glenfield Frith Drive
Glenfield, LE3 8PS
£450,000



82 Glenfield Frith Drive

Glenfield, Leicester, LE3 8PS

A really well presented extended 4 bedroom/3 bathroom detached family home in popular residential location close to an excellent primary school and within easy reach of good shops, major road links. The property benefits from full gas central heating, UPVC double glazing, pvc fascia, tastefully decorated inside and out. The spacious accommodation briefly comprises, porch & cloaks cupboard, entrance hall, cloaks/wc, 24' lounge-diner, fully fitted kitchen-diner (3 year old oven/hob) rear lobby, utility room. Upstairs, landing, 4 bedrooms, 2 en-suite shower rooms, family bathroom with white suite. Block paved driveway for 3/4 cars to front, integral garage, corner plot, South facing private rear gardens. Freehold. Council tax band D

Large Enclosed Porch

A really good sized enclosed porch with large walk-in cloaks cupboard. Double glazed composite entrance door with four glazed panels, fitted coir carpet, attractive glass blocks allowing light into and from hall. The large walk-in cloaks cupboard offers ample space for hanging coats and storage of shoes etc.

Entrance Hall

A welcoming entrance hall with hardwearing LVT flooring which is also incorporated into the staircase to first floor. Radiator fitted within attractive radiator cover with small drawer.

Cloaks/WC

A useful downstairs toilet with UPVC double glazed window, tiled floor, wash hand basin, wc, radiator and extractor fan.

Lounge-Diner

24'2" x 10'7" (7.39m x 3.23m)

An extended spacious living room which also has ample space for a table and chairs. UPVC double glazed large bow window to rear and additional UPVC double glazed window to side aspect plus a set of UPVC double glazed French doors leading out to the rear gardens. Hardwearing LVT flooring matching that running through from the hall and also into the kitchen.

Kitchen-Diner

22'6" x 8'5" (6.88m x 2.59m)

UPVC double glazed French doors to rear garden, UPVC double glazed window to side, tiled floor, recessed spotlights, fitted with a range of base, drawer & eye level units, work surfaces, upstands & tiled splashbacks, one and a half bowl stainless steel sink unit with mixer taps. Appliances include a 3 year old built-in stainless steel electric oven, gas hob with extractor hood, radiator, provision for dishwasher.

Rear Lobby

In between the kitchen and the Utility Room is a rear lobby which has UPVC double glazed door to rear garden, door to integral garage, radiator, tiled floor & coir mat.

Utility Room

UPVC double glazed window to front, tiled floor, radiator, additional stainless steel sink unit with mixer taps, provision for washing machine, wall mounted Worcester boiler.

First Floor: Landing

A galleried landing with hardwearing LVT flooring, spotlights to ceiling, access to loft.

Bedroom One

10'11" x 10'2" (3.35m x 3.12m)

UPVC double glazed window to rear, hardwearing LVT flooring, radiator, spotlights to ceiling. Freestanding wardrobes with sliding mirrored doors may be included in the sale.

En-Suite Shower Room

A useful en-suite to the master bedroom with walk-in shower enclosure featuring a mains shower and sliding door, wash hand basin & wc. Fully tiled walls, tiled floor, chrome heated towel rail.

Bedroom Two

12'2" x 9'1" (3.71m x 2.79m)

UPVC double glazed window to front, hardwearing LVT flooring, radiator, spotlights to ceiling.

En-Suite Shower Room

A useful en-suite to the second bedroom with walk-in shower enclosure featuring a mains shower and sliding door, wash hand basin & wc. Fully tiled walls, tiled floor, chrome heated towel rail.

Bedroom Three

10'5" x 10'4" (3.20m x 3.15m)

UPVC double glazed window to front, hardwearing LVT flooring, radiator, spotlights to ceiling.

Bedroom Four

8'5" x 8'0" (2.59m x 2.44m)

UPVC double glazed window to rear, hardwearing LVT flooring, radiator, spotlights to ceiling.

Family Bathroom

6'3" x 6'2" (1.91m x 1.88m)

UPVC double glazed opaque window to side, a 3 piece modern white bathroom suite comprising of panelled bath with mains shower over and glass screen, wash hand basin & wc. Fully tiled walls, tiled floor, chrome heated towel rail.

Outside

The front of the property has walled boundaries, shrubs, trees, external water tap, block paved driveway for 4 cars leading to garage.

The front has excellent privacy and security since the addition of electric iron gates to the driveway and a secure lockable pedestrian gate to the side.

The property benefits from a good sized corner plot. The South facing rear garden has been well maintained and improved with patio, lawn and fully fenced boundaries.

There is an additional fenced off area to the side which has three potential uses. It could be made into a space for a play area, a separate dwelling (subject to consent or could simply be used to make the garden to the main property much larger.

Garage

20'10 x 9' (6.35m x 2.74m)

An integral garage with with up & over door, light & power

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)

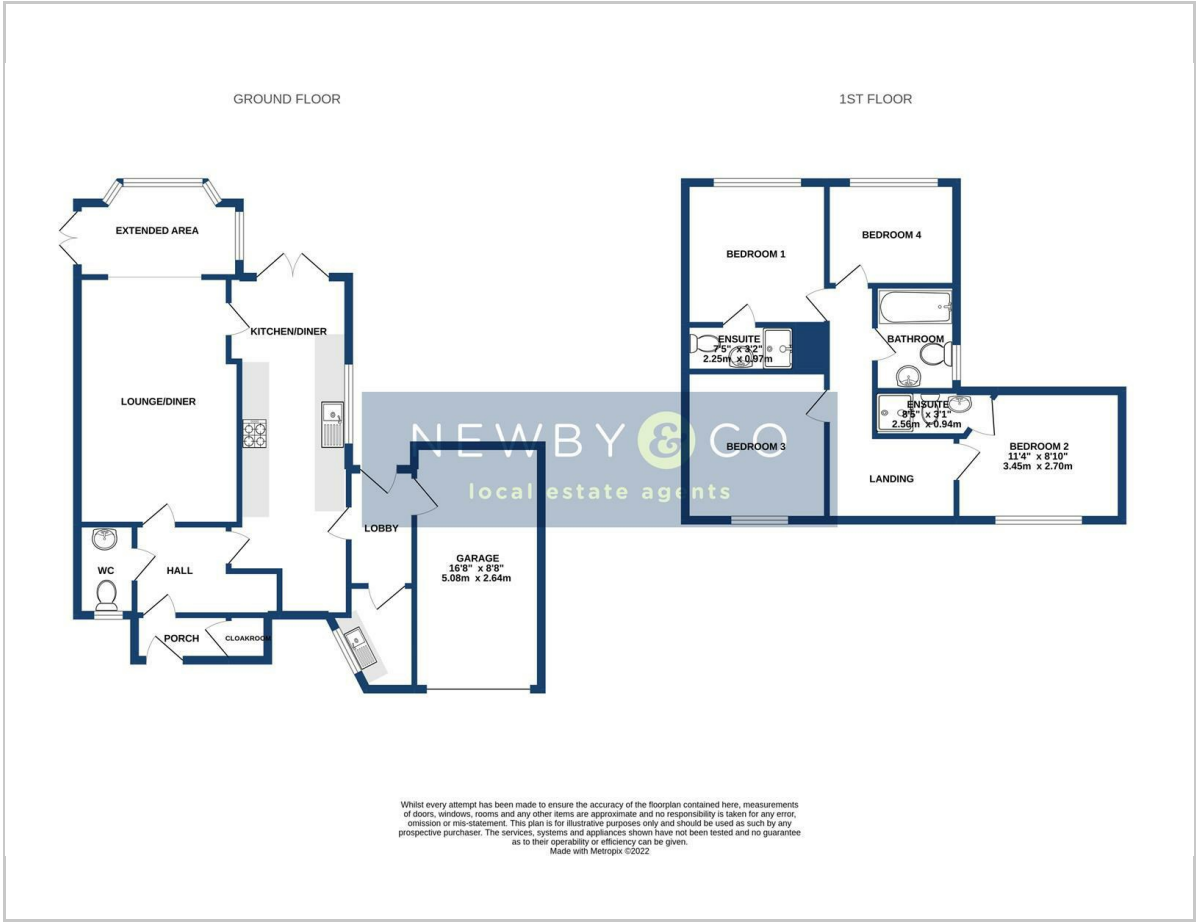
It has a Council Tax Band of D which means a charge of £2452.38 for tax year ending March 2027

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

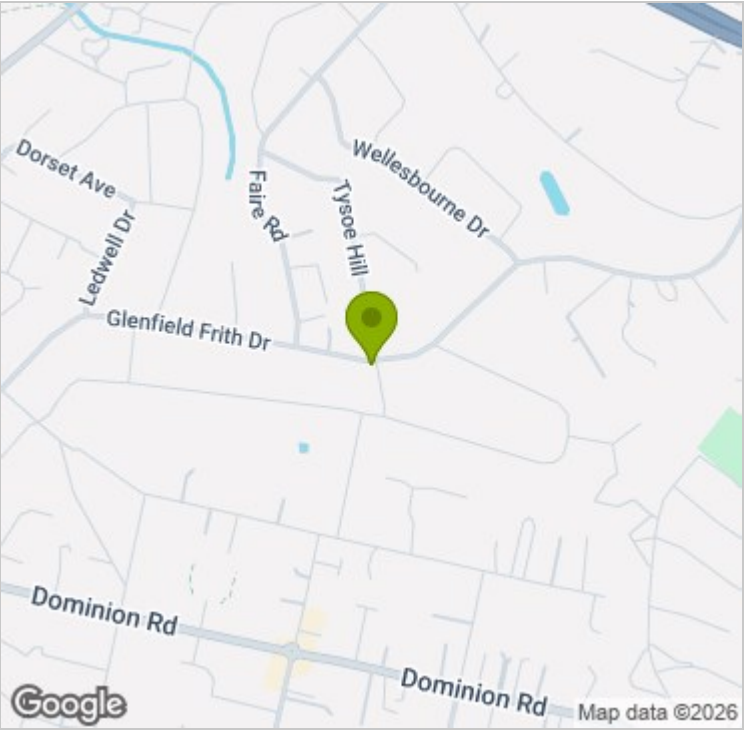


Viewing

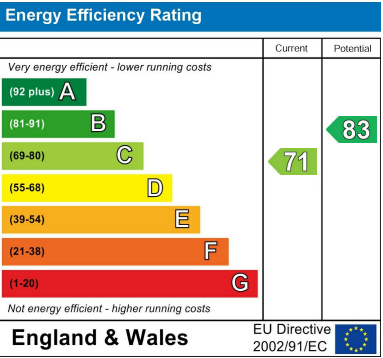
Please contact our Glenfield Office on 0116 2990 990 if you wish to arrange a viewing appointment for this property or require further information.

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.

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