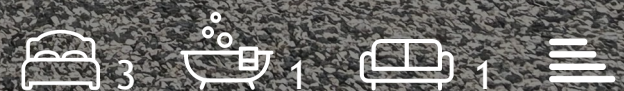




7 Ledwell Drive
Glenfield, LE3 8BG

£285,000



7 Ledwell Drive

Glenfield, Leicester, LE3 8BG

A delightful, fully refurbished traditional 3 bedroom semi-detached home in popular residential location close to well regarded primary school, a good selection of shops, major road links and transport links. The property has recently undergone a comprehensive remodernisation programme to include full gas central heating, UPVC double glazing, rewiring, new kitchen and bathroom. The tastefully decorated accommodation with new quality floor coverings throughout comprises of entrance hall, open-plan living-kitchen with oven/hob & dishwasher. Upstairs, landing, 3 bedrooms, bathroom with contemporary white suite. Driveway for two cars side-by-side, 50' West facing rear garden. Freehold - no upward chain. Council Tax Band B.

Entrance Hall

A smart entrance hall with UPVC double glazed entrance door, laminate flooring, radiator, carpeted stairs to first floor.

Living-Kitchen

24'10" x 11'8" (7.58m x 3.56m)

A delightful open plan living-kitchen offering flowing accommodation with ample space for sofas, table and chairs. The dual aspect nature of this room brings an abundance of natural light to the room which has been finished and decorated to the highest of contemporary standards. UPVC double glazed bay window to the front aspect and a UPVC double glazed window and a set of UPVC double glazed French doors to the rear. There are two stylish modern upright designer radiators and a high quality hard wearing laminate flooring throughout. The kitchen is well equipped with a brand new range of contemporary units and high quality appliances. There are base, drawer and eye level storage units, worktops with upstands, an inset sink with mixer taps. Appliances include a built-under electric oven with induction hob and an extractor hood, integrated dishwasher and there is provision and space for a washing machine and a tall fridge freezer.

First Floor: Landing

A galleried landing with a UPVC double glazed window at the top of the stairs, neutral fitted carpet, access to loft

Bedroom One

11'8" x 8'7" (3.57m x 2.64m)

A good sized double bedroom tastefully decorated to a contemporary style. UPVC double glazed window to front, neutral fitted carpet, radiator.

Bedroom Two

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

A good sized double bedroom tastefully decorated to a contemporary style. UPVC double glazed window to rear, neutral fitted carpet, radiator.

Bedroom Three

8'9" x 5'10" (2.67m x 1.80m)

Tastefully decorated to a contemporary style. UPVC double glazed window to front, neutral fitted carpet, radiator.

Bathroom

5'10" x 5'6" (1.79m x 1.69m)

A beautifully fitted contemporary bathroom with a stylish white suite. UPVC double glazed window to rear, mainly tiled walls, spotlights to ceiling, extractor fan. A panelled bath with mains twinhead shower over and a glass screen, pedestal wash hand basin, wc.

Outside

To the front of the property there is a driveway with white gravel offering space for two cars side-by-side. there is a timber gate to the side of the property.

The West facing rear gardens are approx 50' long with paved patio, lawns, fully fenced boundaries and a timber shed.

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)

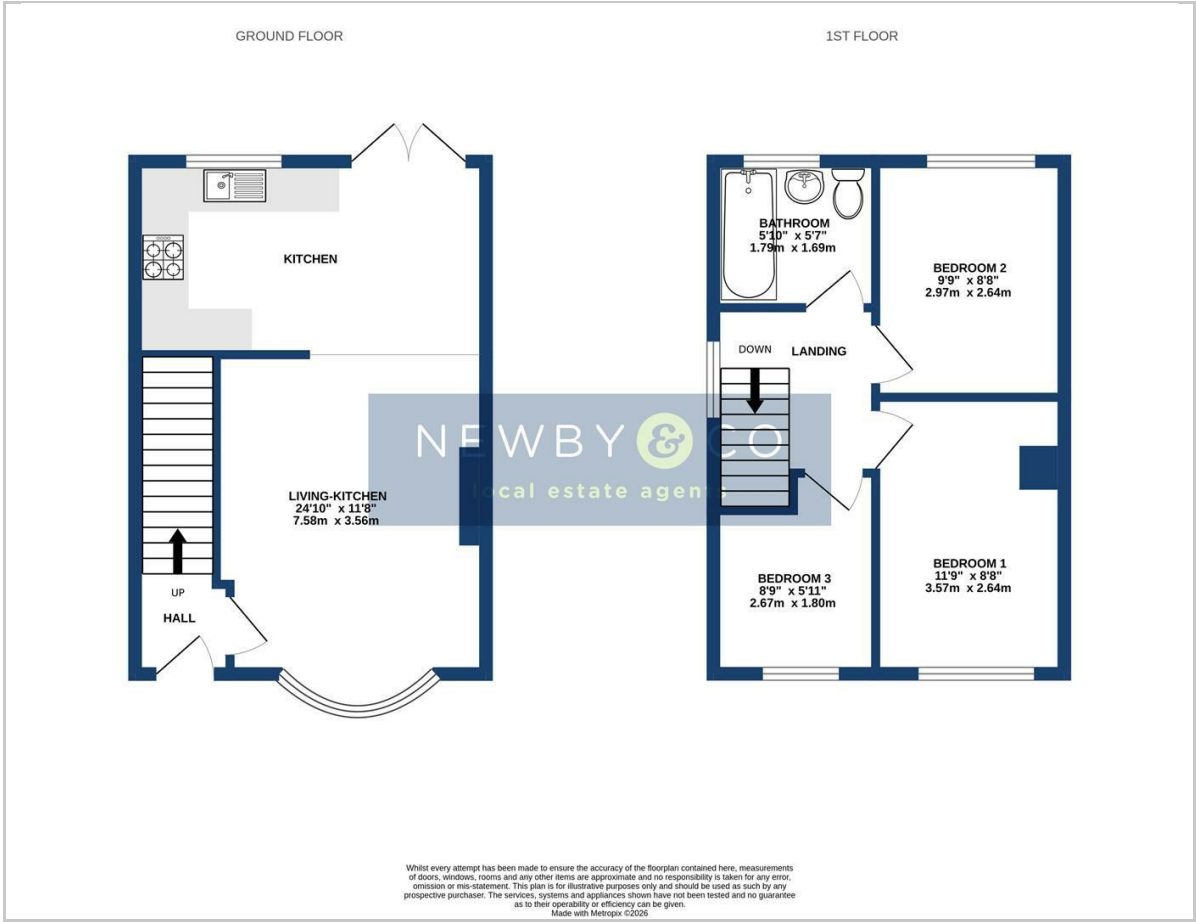
It has a Council Tax Band of B which means a charge of £1,845.80 for tax year ending March 2026

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



Floor Plan

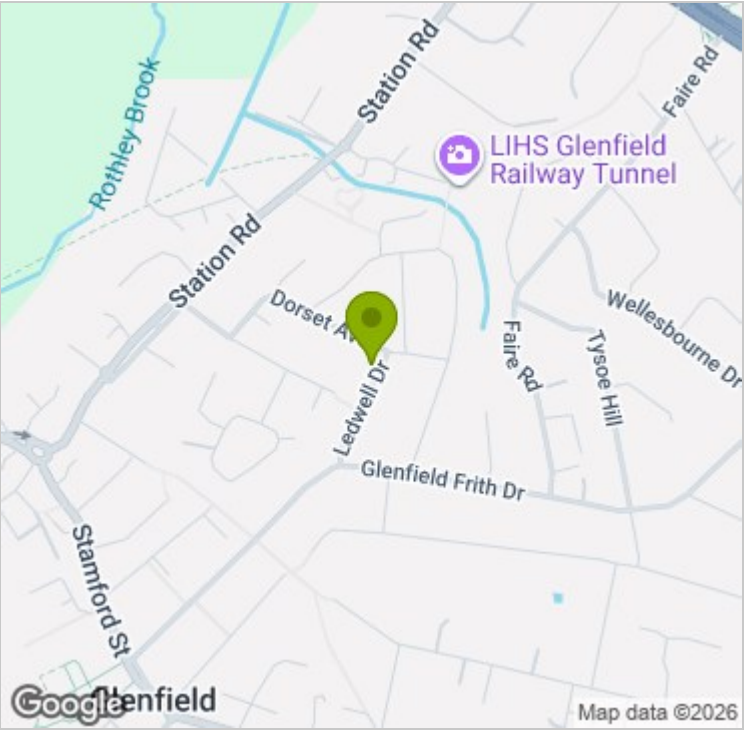


Viewing

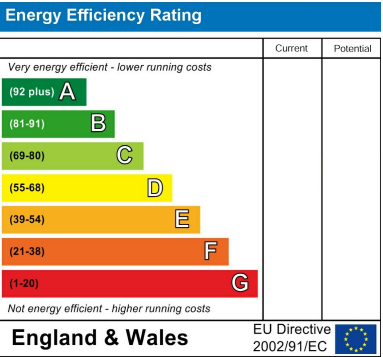
Please contact our Glenfield Office on 0116 2990 990 if you wish to arrange a viewing appointment for this property or require further information.

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