NEWBY & CO
local estate agents

17 Unity Road
Glenfield, LE3 8FU
£250,000

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Glenfield, Leicester, LE3 8FU

This traditional double bay fronted 3 bedroom semi detached home is situated in a popular residential location close to excellent schools and shopping facilities. The property is well maintained with full gas central heating, UPVC double glazing and offered for sale with immediate vacant possession. The good sized accommodation comprises of an entrance hall, lounge with bay window, kitchen-diner with oven & hob. Upstairs landing, 3 bedrooms, bathroom. Outside gardens to front and rear, driveway for two cars. Freehold with no upward chain. Council tax band B.

Entrance Hall

UPVC double glazed entrance door, laminate flooring.

Lounge

17'8" x 12'9" (5.41m x 3.90m)

A spacious bay fronted living room. Two UPVC double glazed windows to front, one being a bay, two radiators, laminate flooring.

Kitchen

17'9" x 9'2" (5.42m x 2.81m)

A good sized kitchen-diner with stairs to first floor. UPVC double glazed window to rear, composite door to rear, laminate flooring, radiator, wall mounted Ideal combination boiler. Fitted with a range of base, drawer & eye level units, work surfaces with upstands, stainless steel sink unit with mixer taps, electric oven with gas hob & extractor hood, provision and space for washing machine (which can be included in sale)

First Floor: Landing

UPVC double glazed window to side, fitted carpet, access to loft with retractable ladder.

Bedroom One

13'0" x 10'6" (3.98m x 3.22m)

A good sized double bedroom. UPVC double glazed bay window to front, laminate effect vinyl flooring, radiator.

Bedroom Two

9'3" x 9'2" (2.84m x 2.80m)

A good sized double bedroom. UPVC double glazed bay window to rear, laminate effect vinyl flooring, radiator.

Bedroom Three

8'6" x 6'11" (2.60m x 2.11m)

UPVC double glazed bay window to front, laminate effect vinyl flooring, radiator.

Bathroom

7'6" x 5'0" (2.31m x 1.54m)

UPVC double glazed opaque window, radiator, fully tiled walls, vinyl flooring. Three piece bathroom suite comprising of panelled bath with shower over, vanity wash hand basin, wc. Linen cupboard.

Outside

To the front of the property is a garden with gravelled area, hedges.
Driveway for two cars parked in tandem.
The rear garden approx 40' long has paved patio, lawn, external water tap, fully fenced boundaries.

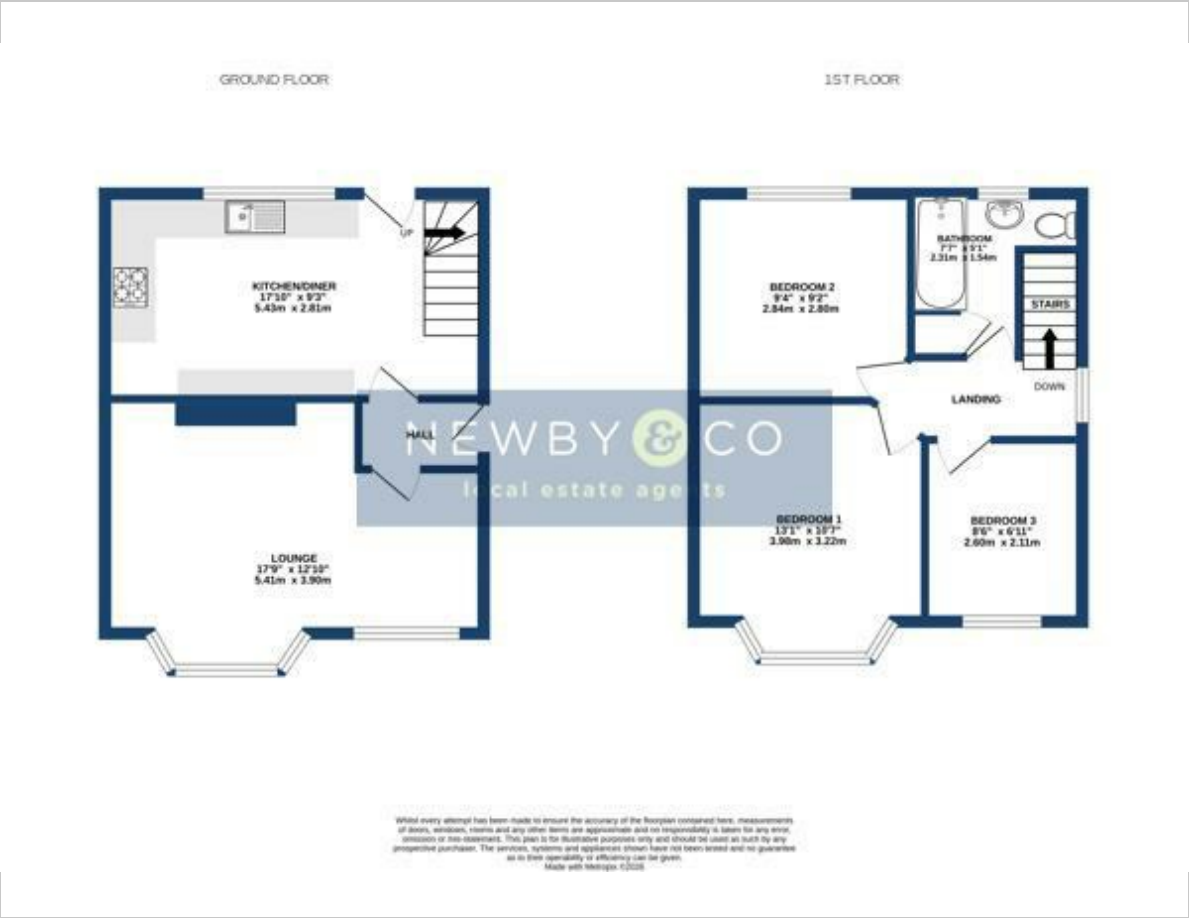
Glenfield

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.

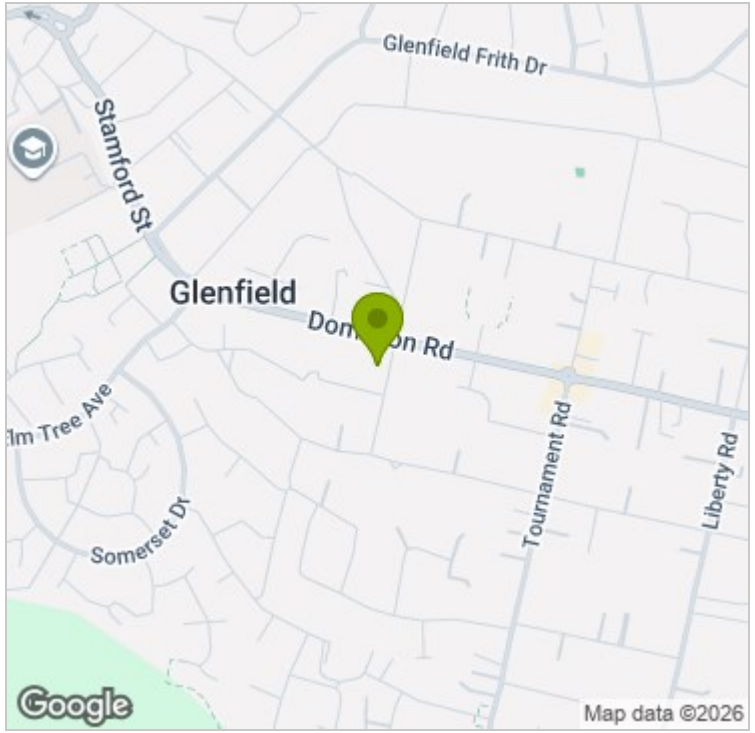
Local Authority & Council Tax Info (Blaby)

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

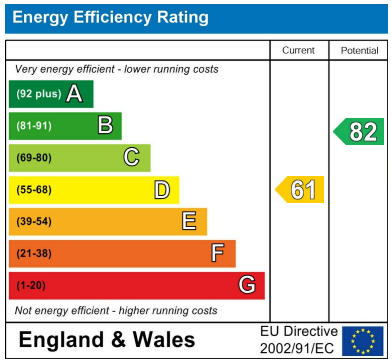
Floor Plan



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.

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