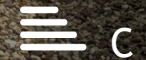




18 Prince Albert Drive
Glenfield, LE3 8LN
£295,000



18 Prince Albert Drive

Glenfield, Leicester, LE3 8LN

A beautifully presented, much improved semi detached family home situated in popular residential location close to good schools, shops, recreational amenities, bus routes and major road links. This fully modernised property features full gas central heating with a Nest thermostat controller, UPVC double glazing installed within 7 years, brand new kitchen with appliances in 2022, new bathroom in 2021. The good sized accommodation, tastefully decorated throughout comprises of entrance hall, lounge, 17' kitchen-diner with oven/hob, dishwasher, washing machine, upstairs, landing, 3 bedrooms, bathroom with contemporary white suite. Driveway for 2/3 cars, garage, 60' West facing rear gardens. Freehold, viewing highly recommended! Council tax band C

Entrance Hall

A delightful welcoming hallway with attractive tile effect click-vinyl flooring, carpeted staircase to first floor, radiator, useful under stairs storage cupboard. UPVC double glazed entrance door with two glazed panels & double glazed panels to side and above.

Lounge

15'5" x 10'11" (4.72m x 3.35m)

A bright and airy living room which is decorated to the highest of contemporary standards. The room has a UPVC double glazed bow window to front with fitted blinds, a modern neutral shade quality fitted carpet, radiator. There is an illuminated feature recess within the chimney breast.

Kitchen-Diner

17'3" x 10'11" (5.26m x 3.35)

The hub of the ground floor accommodation in this lovely family home is the fully fitted modern kitchen-diner with ample room for a large table and chairs and French doors leading out to the rear gardens. The kitchen area, re-fitted in 2022 with a sleek range of base, drawer and eye level units with contemporary work surfaces and deep upstands. There is an inset one-and-a-half bowl composite sink unit with mixer taps. There is a matching tall larder storage unit and an integrated fridge freezer. Appliances include a built-in Bosch electric fan assisted oven, induction hob and extractor hood, integrated dishwasher and integrated washing machine. Attractive tile effect click-vinyl flooring, radiator, spotlights to ceiling.

First floor: Landing

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

Bedroom One

13'8" x 9'8" (4.19m x 2.95m)

A really good sized double bedroom. UPVC double glazed window with blinds to front, neutral fitted carpet, radiator.

Bedroom Two

11'8" x 10'7" (3.56m x 3.25m)

Another double bedroom with a full range of wall to wall fitted wardrobes. UPVC double glazed window with blinds to rear, laminate flooring, radiator, wardrobes with sliding mirrored doors.

Bedroom Three

9'4" x 7'1" (2.87m x 2.18m)

UPVC double glazed window with blinds to front, laminate flooring, radiator.

Bathroom

6'5" x 6'3" (1.98m x 1.93m)

A highly contemporary white bathroom suite with fully tiled "London" style walls, vinyl floor, chrome heated towel rail. Fitted in 2021 with a modern suite comprising of shaped shower bath with glass screen and a mains twinhead shower system including rain shower, vanity wash hand basin, wc. UPVC double glazed opaque window, spotlights to ceiling.

Outside

To the front of the property is a gravelled driveway and hard standing for 2/3 cars continuing to the side of the property through modern timber gates leading to garage.

The West facing private rear gardens are approx 60' long with patio, lawns, fully fenced boundaries, three mature silver birch trees on the rear boundary increasing the privacy in this delightful garden. The sectional detached garage has timber gates to front.

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 C which means a charge of £2,179.90 for tax year ending March 2027

Please note: When a property changes ownership local authorities do reserve the right to recalculate 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

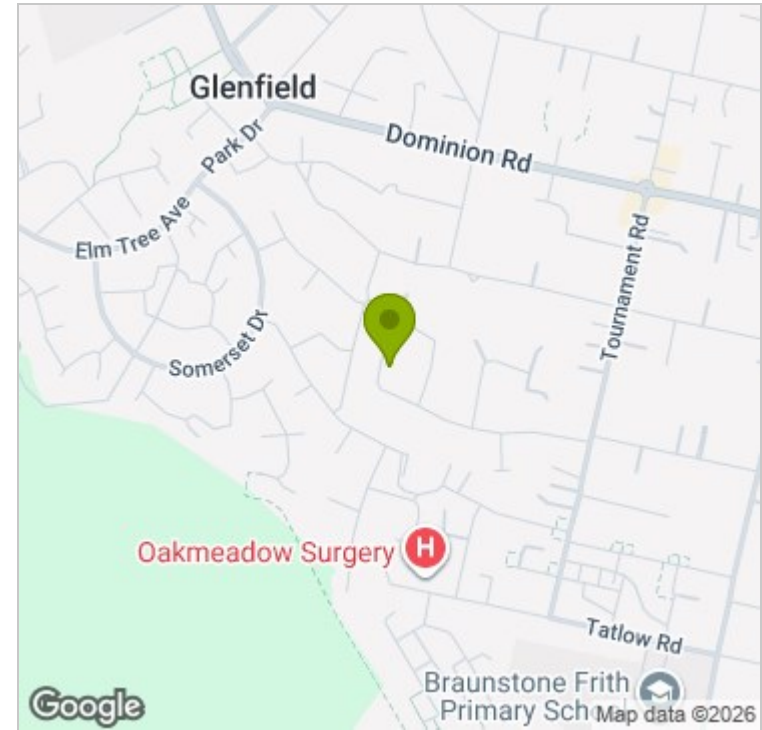


Viewing

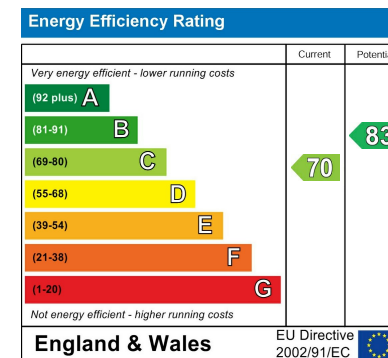
Please contact our Glenfield Office on 0116 2990 990 if you wish to arrange a viewing appointment for this property or require further information.

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

Area Map



Energy Efficiency Graph



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