NEWBY & CO
local estate agents

37 Cranstone Cres
Glenfield, LE3 8LA

£195,000

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37 Cranstone Cres

Glenfield, Leicester, LE3 8LA

Well proportioned traditional brick built 3 bedroom mid town house in need of some cosmetic improvement and in a popular location close to bus routes & schools. Full gas central heating, UPVC double glazing, offered for sale with no chain! Entrance hall, lounge-diner, kitchen. Upstairs; landing, 3 bedrooms, bathroom & wc. 40' gardens to rear. A really good opportunity for 1st time buyers or investors. Freehold. Council tax band A

Entrance Hall

UPVC double glazed entrance door, fitted carpet, stairs to first floor, radiator.

Lounge

16'7" x 12'9" (5.06 x 3.90)

UPVC double glazed window to front, radiator, fitted carpet, gas fire with back boiler, under-stairs store.

Kitchen

12'11" x 6'11" (3.95 x 2.12)

UPVC double glazed window to rear, single door to rear lobby, fitted with a range of base, drawer & eye level units, work surfaces, tiled splashback, stainless steel sink unit with mixer tap, built-in electric oven, gas hob. Space for washing machine, two pantry stores.

Rear Lobby

Door to rear, cupboard.

Landing

Access to loft, fitted carpet.

Bedroom One

11'0" x 10'11" (3.36 x 3.34)

UPVC double glazed window to front, fitted carpet, radiator, built-in wardrobes and overhead storage.

Bedroom Two

12'4" x 8'11" (3.78 x 2.73)

UPVC double glazed window to front, radiator, fitted carpet.

Bedroom Three

8'2" x 7'11" (2.50 x 2.43)

UPVC double glazed window to rear, fitted carpet, radiator, airing cupboard housing combination boiler.

Bathroom

UPVC double glazed window, panelled bath, wash hand basin.

Separate WC

UPVC double glazed window, wc.

Outside

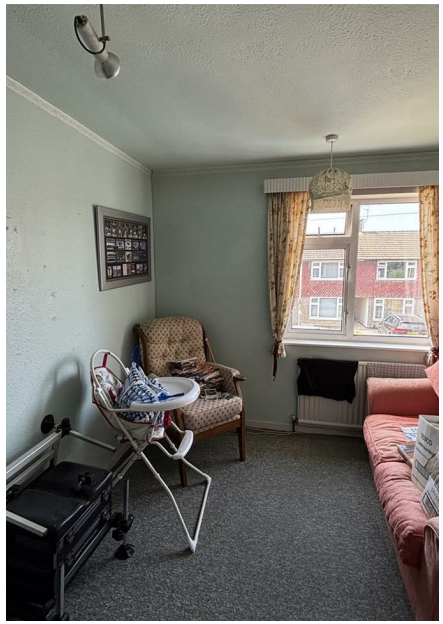
The rear of the property is approx 40' with patio, lawns, trees, fully fenced boundaries, gate to side, share access to side.

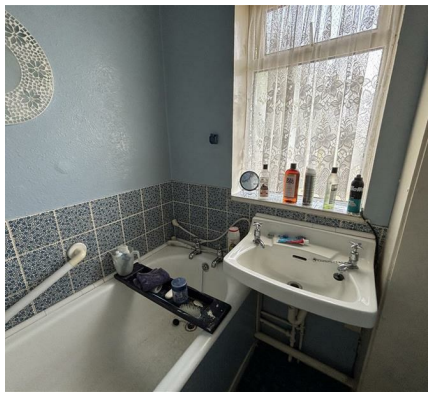
Glenfield

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.

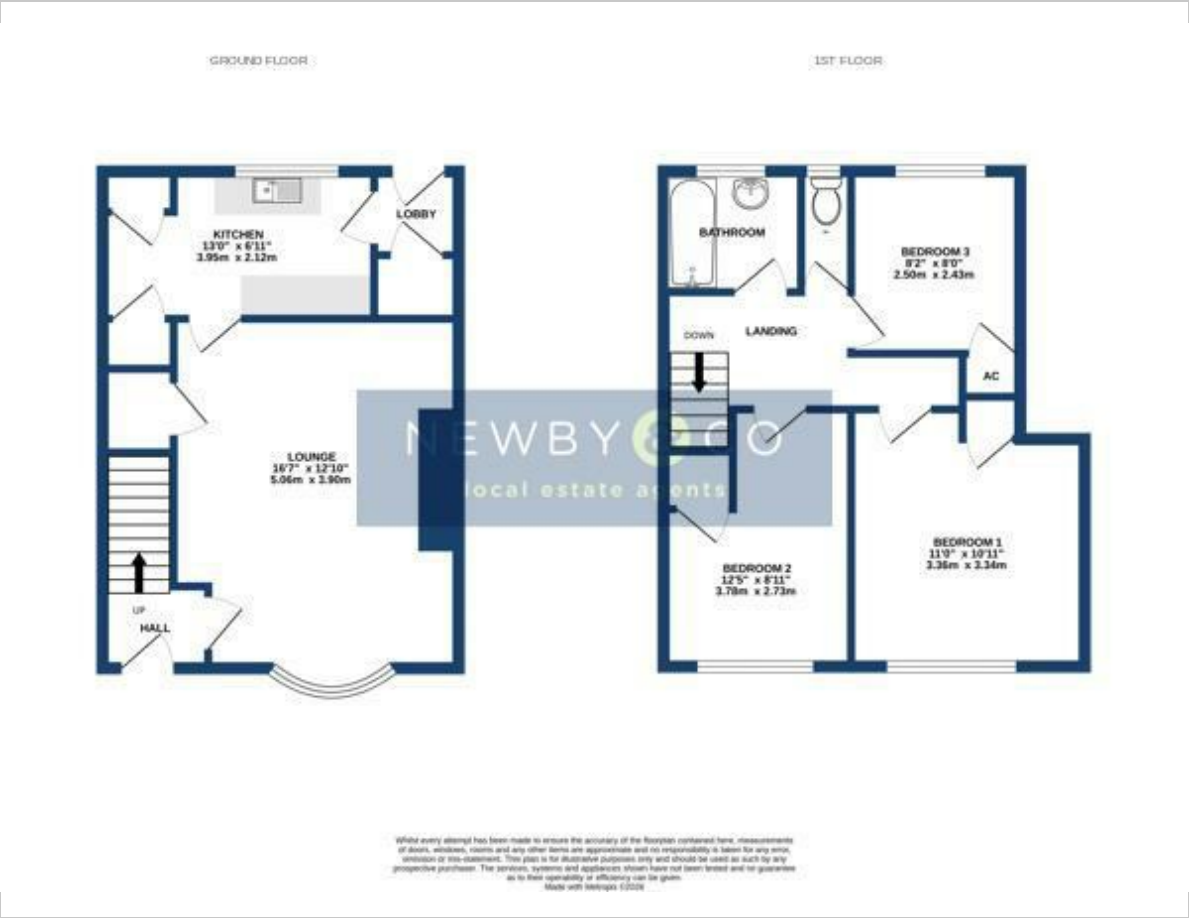
Local Authority & Council Tax Info (Blaby)

This property falls within Blaby District Council (blaby.gov.uk)
It has a Council Tax Band of A which means a charge of £1634.93 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



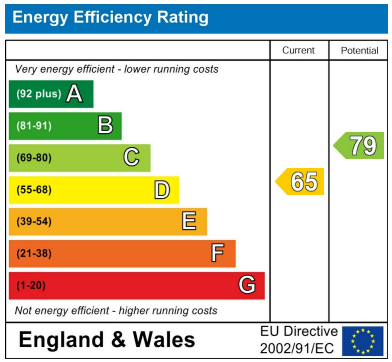


Floor Plan



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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