NEWBY & CO
local estate agents

70 Faire Road
Glenfield, LE3 8ED
£265,000

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Glenfield, Leicester, LE3 8ED

A well presented and much improved two bedroom semi-detached bungalow in popular residential location close to shops and near to other local amenities and major road links. The property benefits from full gas central heating (combi boiler) UPVC double glazing, modern fitted kitchen with appliances and a wetroom. The tastefully decorated accommodation with neutral carpets includes entrance hall, 19' lounge-diner, fitted kitchen with oven/hob, fridge & freezer, 2 bedrooms, wetroom with white suite. Gardens to front, driveway & 80' gardens to rear. Highly recommended! Freehold - no upward chain. Council tax band B.

Entrance Hall

An L-shaped entrance hall leading to all rooms. Double glazed composite entrance door, fitted carpet, coving to ceiling, radiator. Access to loft, airing cupboard housing Worcester combi boiler.

Lounge-Diner

19'2" x 10'11" (5.85m x 3.34m)

A spacious lounge-diner with ample space as a living room and leaving space for a table and chairs. UPVC double glazed bay window to front, neutral fitted carpet, two radiators, coving to ceiling.

Kitchen

10'2" x 8'10" (3.11m x 2.71m)

UPVC double glazed window to front, vinyl flooring, radiator. The kitchen is fully fitted with a range of base, drawer and eye level units, work surfaces, corian sink unit with mixer taps, a built-in Neff double oven with ceramic hob, integrated fridge and freezer. There is space and plumbing for a washing machine.

Bedroom One

14'0" x 10'11" (4.27m x 3.34m)

A generously sized double bedroom with fitted wardrobes. UPVC double glazed window to rear, neutral fitted carpet, radiator, coving to ceiling. A set of built-in wardrobes with hanging rails and shelving.

Bedroom Two

10'2" x 8'10" (3.12m x 2.71m)

A flexible room which has been used as a second sitting room and/or study but is equally suitable as a second bedroom. UPVC double glazed French doors to rear gardens, neutral fitted carpet, radiator, coving to ceiling, built-in cupboard.

Wetroom

6'10" x 5'6" (2.10m x 1.68m)

A modern wetroom with white suite, UPVC double glazed opaque window, radiator, convector heater. Fully tiled walls, mains powered shower, glass screen, vanity wash hand basin, wc.

Outside

To the front of the property is an open plan garden with lawn.
The driveway to the side of the bungalow has standing for 2/3 cars.
The private rear garden is approx 80' long, faces East, has a paved patio, lawns, shrubs & fully fenced boundaries.

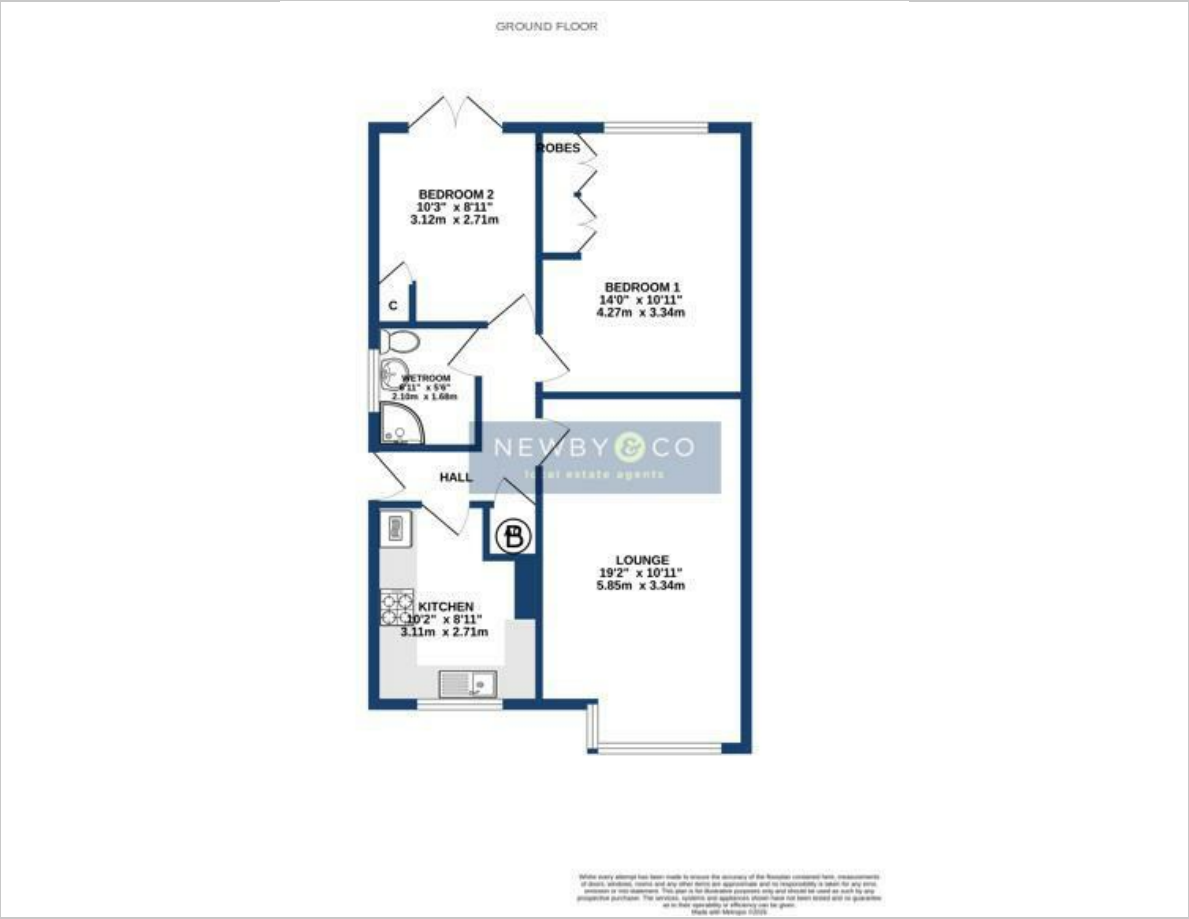
Glenfield

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.

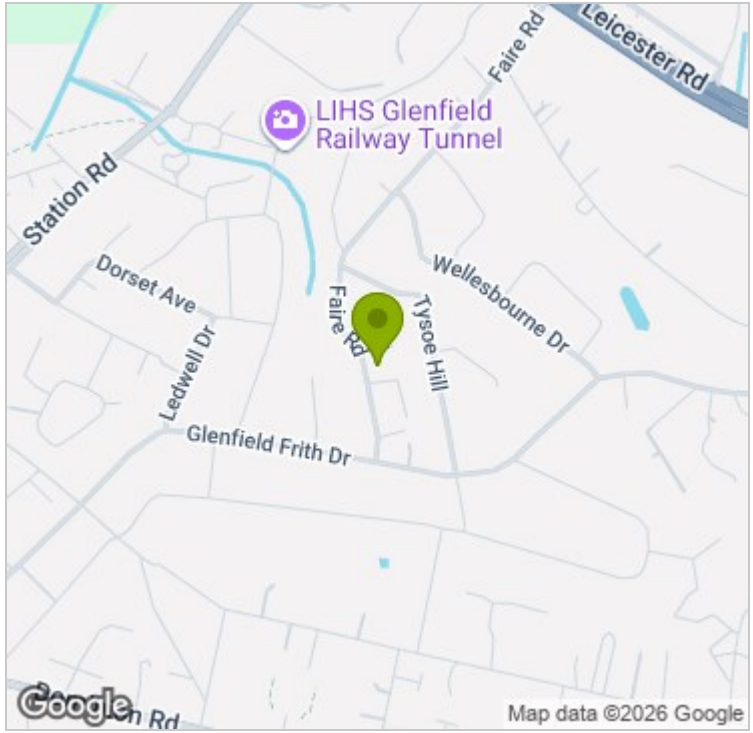
Local Authority & Council Tax Info (Blaby)

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

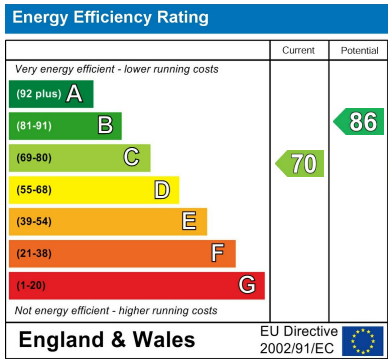
Floor Plan



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.

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