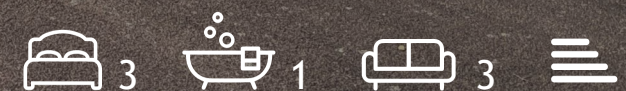


47 Loxley Road
Glenfield, LE3 8PG
£285,000



47 Loxley Road

Glenfield, Leicester, LE3 8PG

A 1960's Calverley 3 bed semi-detached home, greatly extended to the ground floor & offered for sale with immediate vacant possession. The property is situated close to excellent local amenities, shops, well regarded schools and major road links. The property, which requires some further modernisation, benefits gas central heating, double glazing, pvc fascia & cladding. The accommodation briefly comprises on the ground floor of entrance hall, cloaks/wc, L-shaped lounge-diner, kitchen, study & conservatory. Upstairs, landing, 3 bedrooms, bathroom. Gardens to front and rear, driveway and garage. Early viewing highly recommended! Freehold, Council Tax Band C

Entrance Hall

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

Cloaks/wc

Double glazed window, wash hand basin, wc.

L-shaped Lounge-Diner

19'2" x 17'0" (5.85 x 5.20)

Double glazed sliding patio doors, two radiators, fitted carpet, coving to ceiling.

Study

8'2" x 7'0" (2.50 x 2.15)

UPVC double glazed window to rear, fitted carpet.

Kitchen

11'9" x 7'6" (3.60 x 2.30)

UPVC double glazed single door, UPVC double glazed window to side, vinyl flooring, fully tiled walls. Fitted with a range of base, drawer & eye level units, work surfaces, tiled splashback, sink unit with mixer tap.

Conservatory

13'8" x 9'2" (4.17 x 2.80)

UPVC double glazed with brick base, polycarbonate roof, French doors to rear.

First Floor Landing

Glazed window, fitted carpet, access to loft.

Bedroom One

12'11" x 10'4" (3.96 x 3.17)

Double glazed window to rear, fitted carpet, radiator, built-in wardrobes.

Bedroom Two

10'4" x 10'0" (3.15 x 3.06)

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

Bedroom Three

10'1" x 9'1" (3.09 x 2.77)

Double glazed window to rear, fitted carpet, radiator.

Shower Room

6'10" x 5'5" (2.10 x 1.66)

Opaque double glazed window, radiator, fully tiled walls, walk-in shower enclosure with glass screen, pedestal wash hand basin, wc.

Outside

Brick built detached garage with up & over door, window to side.

The rear garden has 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)

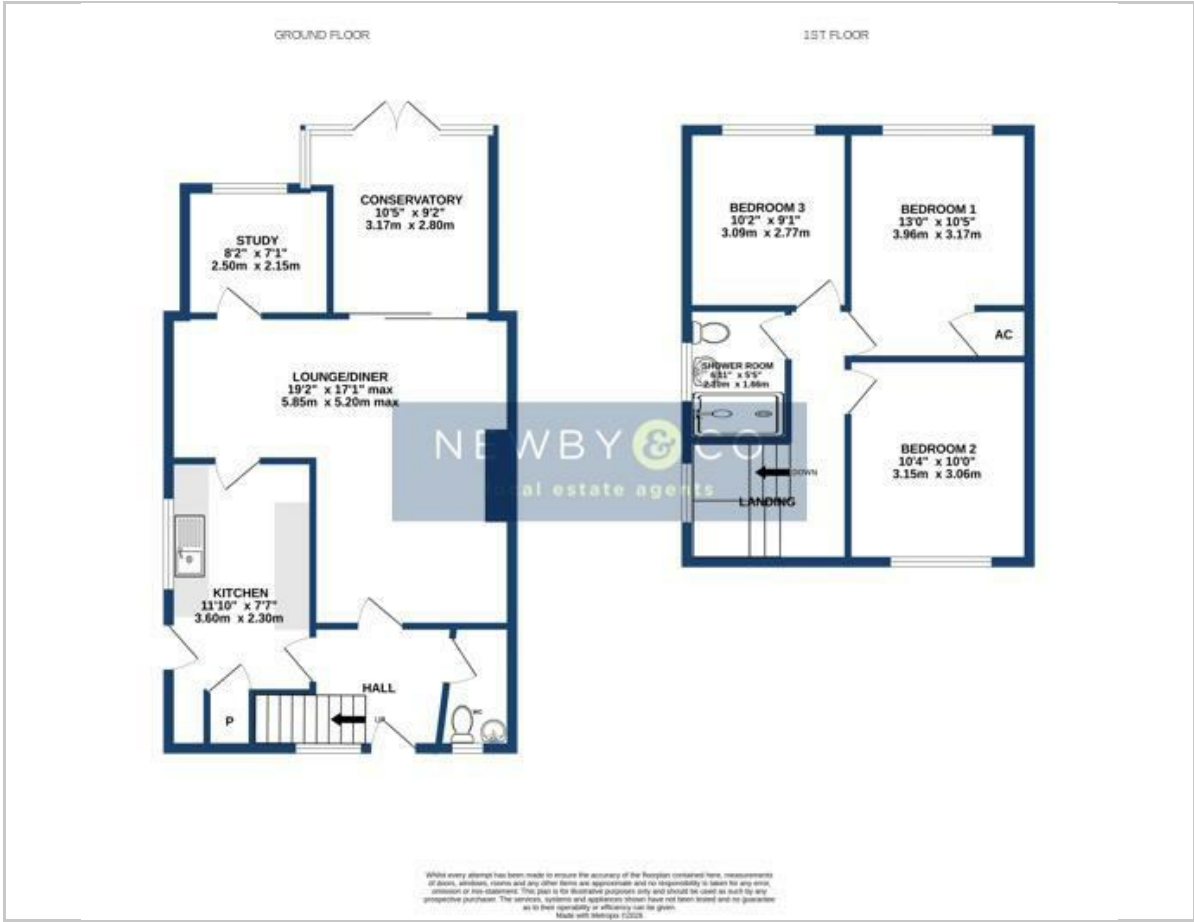
It has a Council Tax Band of C which means a charge of £2179.90 for tax year ending March 2027

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

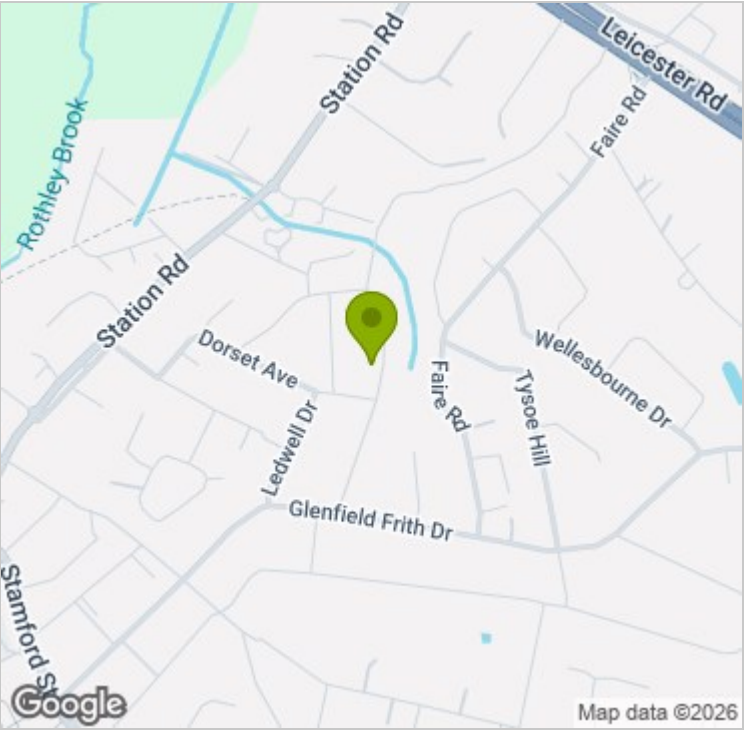


Viewing

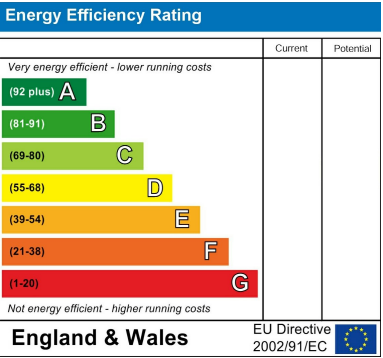
Please contact our Glenfield Office on 0116 2990 990 if you wish to arrange a viewing appointment for this property or require further information.

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



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