NEWBY & CO
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6 Fairestone Avenue
Glenfield, LE3 8FF

£250,000

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Glenfield, Leicester, LE3 8FF

A Sixties built spacious 3 bedroom semi detached family home offering tremendous scope for improvement but in need of significant modernisation hance the competitive asking price. The house is situated in a very popular residential cul-de-sac location close to good schools, shops and major road links. The property benefits from full gas central heating - sold as seen (not tested), UPVC double glazing. The well proportioned accommodation comprises on the ground floor, porch, hall, L-shaped lounge-diner, lean to conservatory, fitted kitchen - appliances sold as seen (not tested) . Upstairs, landing, 3 bedrooms, bathroom, sep wc. Front driveway, garage, West facing 60' rear gardens. No upward chain! Freehold. Council tax band C

Porch & Entrance Hall

Porch with UPVC double glazed door & side panels.
Entrance hall with UPVC double glazed entrance door, laminate floor, stairs to first floor.

Lounge-Diner

14'11" 11'1" (4.57m 3.38m)

UPVC double glazed tilt and slide doors to lean to conservatory, radiator, gas fire set in fireplace (sold as seen, not tested) fitted carpet. The measurements are to the carpeted area (living space)

Kitchen-Diner

19'0" x 7'10" (5.81m x 2.41m)

UPVC double glazed window and door to side, radiator, vinyl flooring, a range of basic base, drawer and eye level units, work surfaces with upstands, one-and-a-half bowl stainless steel sink unit with mixer taps. Appliances are all sold as seen (not tested) and include electric oven and hob, dishwasher and washing machine. There is a large walk-in pantry store with opaque UPVC window.

Lean-to Conservatory

11'7" x 6'2" (3.55m x 1.90m)

A small lean-to conservatory issues off the lounge and constructed of UPVC double glazing, sliding doors to rear gardens polycarbonate roof.

First Floor: Landing

UPVC double glazed window at stair turn, fitted carpet.

Bedroom One

14'0" x 11'1" (4.28m x 3.40m)

A really generously sized double bedroom. UPVC double glazed window to rear, fitted carpet, radiator. Built-in wardrobes.

Bedroom Two

11'0" x 11'0" (3.37m x 3.36m)

Another good sized double bedroom. UPVC double glazed window to front, fitted carpet, radiator.

Bedroom Three

8'11" x 7'10" (2.73m x 2.40m)

A good sized single bedroom. UPVC double glazed window to rear, fitted carpet, radiator.

Bathroom

UPVC double glazed opaque window to side, white suite comprising of panelled bath, pedestal wash hand basin, radiator, access to loft. There is a separate wc with UPVC double glazed opaque window.

Outside

To the front of the property a block paved driveway for 2/3 cars parked side-by-side leading to the integral garage with up-and-over door.
The West facing private rear gardens are approx 60' long, paved patio, lawn, fenced boundaries.

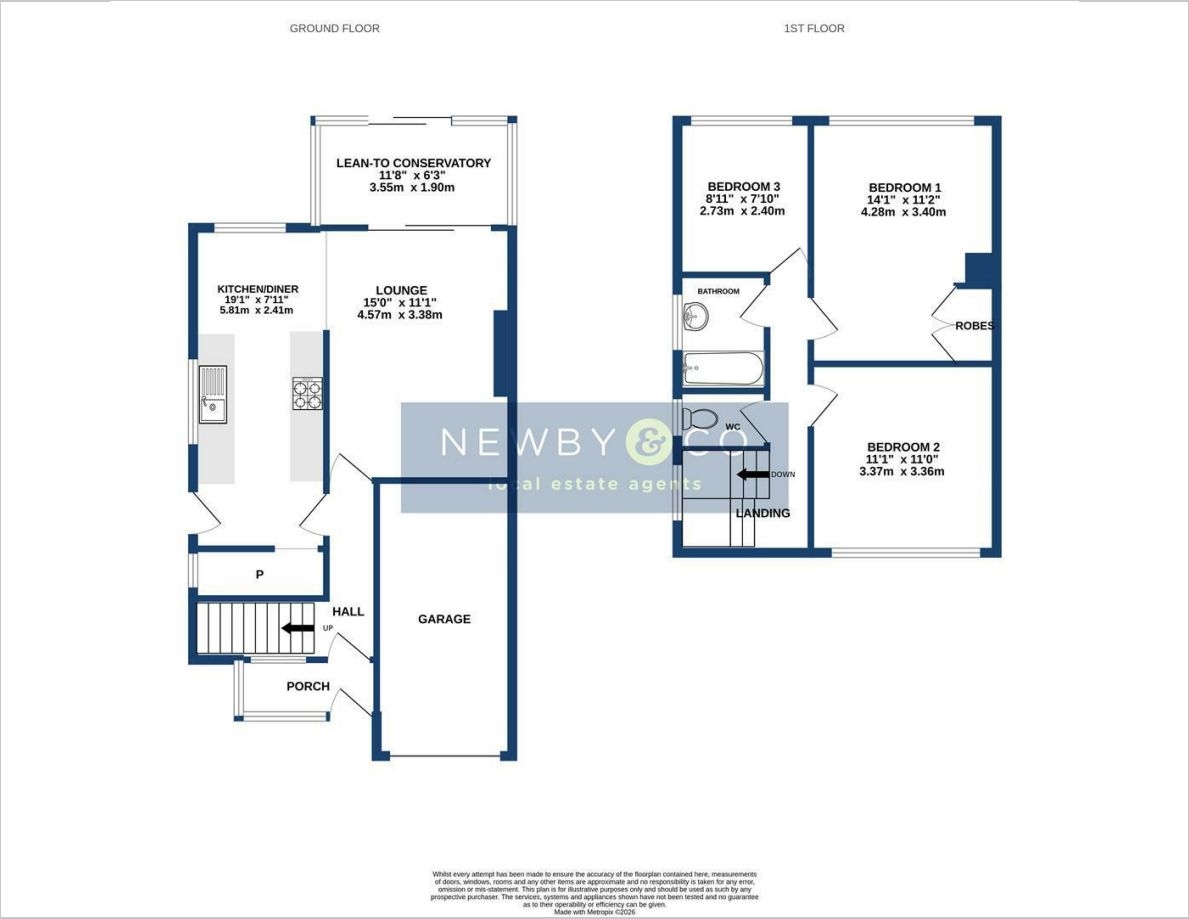
Glenfield

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)

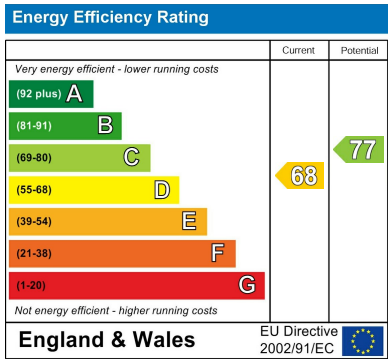
This property falls within Blaby District Council (blaby.gov.uk)
It has a Council Tax Band of C which means a charge of £2,109.49 for tax year ending March 2026
Please note: When a property changes ownership local authorities do reserve the right to re-calculate council tax bands.
For more information 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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