

2 Pennant Close
Glenfield, LE3 8LL

£250,000

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Glenfield, Leicester, LE3 8LL

A traditional 1960's built 3 bedroom double bayed semi detached family home with good sized accommodation, carport, garage & 80' rear garden. The property benefits from full gas central heating (Baxi combi boiler fitted 2022) double glazing, pvc fascia, cavity wall insulation. The accommodation comprises hall, lounge-diner, kitchen with pantry. Upstairs, landing, 3 bedrooms all with fitted wardrobes, bathroom. Situated close to excellent amenities including shops, bus routes, schools and access to motorways, major routes & city centre. A great family house offering scope for further improvement. Freehold - no upward chain. Council Tax Band C

Entrance Hall

UPVC double glazed opaque entrance door & side panel, laminate wood effect flooring, stairs to first floor, radiator.

Lounge

16'4" x 10'11" (4.98m x 3.35m)

Part of an open plan through lounge diner with archway in between. Aluminium/hardwood double glazed bay window to front, radiator, laminate flooring, gas fire set in tiled fireplace with wooden surround, arch to dining room.

Dining Room

9'7" x 8'11" (2.93m x 2.74m)

UPVC double glazed window to rear, radiator, laminate flooring.

Kitchen

12'3" x 8'0" (3.75m x 2.44m)

UPVC double glazed window to rear and UPVC double glazed door to side, radiator, fitted with a basic range of base, drawer & eye level units, work surfaces, stainless steel sink unit. Tiled floor & space for cooker and other appliances. Pantry store with UPVC double glazed window and consumer unit.

First Floor: Landing

UPVC double glazed opaque window to side, fitted carpet, access to loft.

Bedroom One

15'3" x 9'10" (4.65m x 3.00m)

Aluminium/hardwood double glazed bay window to front, two radiators, fitted carpet, built-in wardrobes.

Bedroom Two

10'7" x 10'3" (3.24m x 3.14m)

UPVC double glazed window to rear, fitted carpet, radiator, built-in wardrobes, airing cupboard housing Baxi combination boiler.

Bedroom Three

8'5" x 7'2" (2.57m x 2.20m)

Aluminium/hardwood double glazed window to front, fitted carpet, radiator, built-in wardrobes.

Bathroom

6'8" x 6'4" (2.05m x 1.95m)

UPVC double glazed opaque window to rear, radiator, mainly tiled walls, panelled bath with electric shower over, pedestal wash hand basin, wc.

Outside

The front of the property has a garden & a driveway providing off road parking leading to carport and sectional detached garage.
The private rear garden approx 80' long has patio, extensive lawns, well stocked borders, trees, timber shed, external water tap, 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



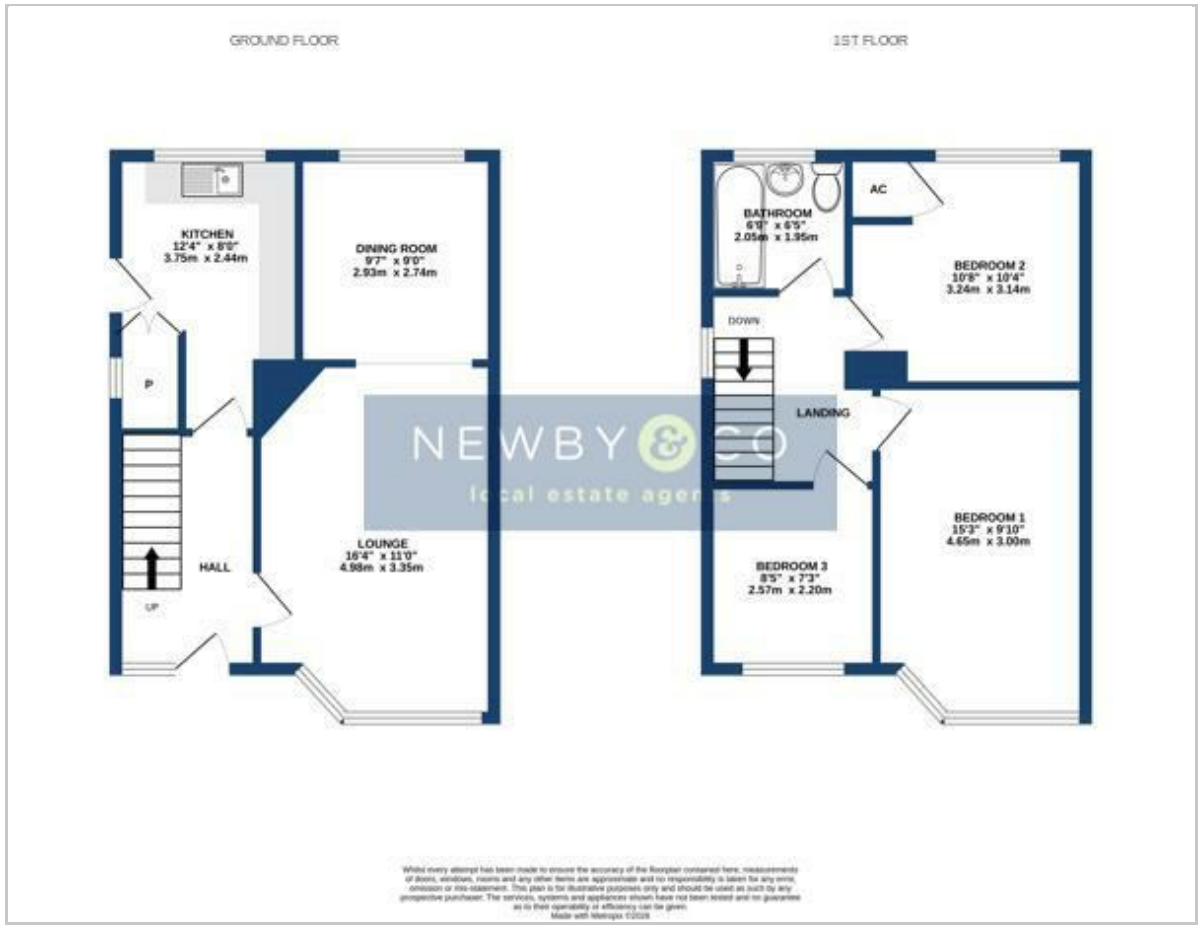




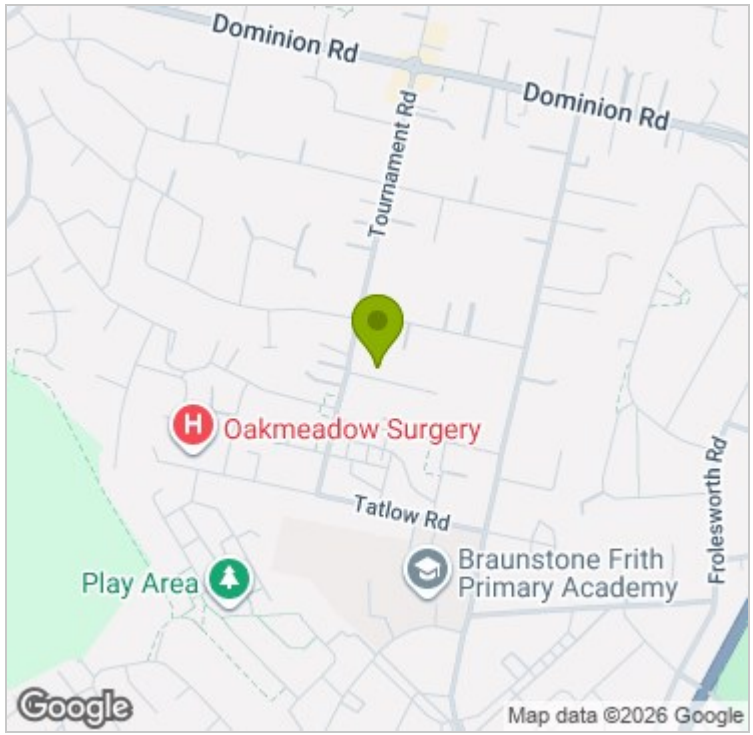




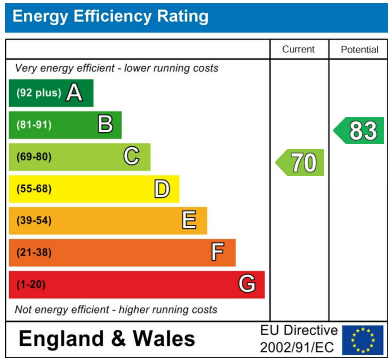

Floor Plan



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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