NEWBY & CO
local estate agents

16 Springfield Close
Glenfield, LE3 8RU

£250,000

2 1 1 C

16 Springfield Close

Glenfield, Leicester, LE3 8RU

A well presented modern 2 bedroom semi-detached house, built by the reputable builder Underwood Homes, with driveway & private rear gardens. The property is situated in a much sought after residential cul-de-sac location close to excellent amenities, schools and major road links. The property underwent a comprehensive range of improvements in 2012 to include full gas central heating (boiler serviced regularly), UPVC double glazed windows and doors, new kitchen & bathroom. Tastefully decorated accommodation comprises of hall, lounge, kitchen-diner with oven/hob. Upstairs, landing, 2 bedrooms with plenty of fitted storage, modern shower room. Driveway for 1 car, private rear gardens. Highly recommended! Freehold - no upward chain. Council Tax Band B

Entrance Hall

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

Lounge

12'11" x 10'9" (3.96m x 3.28m)

A delightful living room. UPVC double glazed window to front, radiator, fitted carpet, coving to ceiling.

Kitchen-Diner

13'11" x 10'2" (4.25m x 3.11m)

A good sized kitchen-diner with ample room for table and chairs. UPVC double glazed door and two UPVC double glazed windows to rear. The kitchen was remodelled in 2012 to be fitted with a modern range of base, drawer & eye level units with chrome handles, ample work surfaces with deep upstands, stainless steel sink unit with mixer taps, built-in electric oven with gas hob. Provision for all usual appliances such as washing machine etc. Laminate flooring, radiator.

First Floor: Landing

UPVC double glazed window to side, fitted carpet, access to loft with retractable ladder, airing cupboard housing combination boiler.

Bedroom One

11'8" x 10'11" (3.58m x 3.34m)

A good sized double bedroom with a wealth of fitted storage. UPVC double glazed window to front, fitted carpet, radiator, 2 sets of modern built-in wall to wall wardrobes.

Bedroom Two

10'4" x 8'3" (3.16m x 2.54m)

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

Shower Room

6'10" x 5'4" (2.10m x 1.64m)

The shower room was remodelled in 2012 with a contemporary suite. UPVC double glazed opaque window to side, radiator, fully tiled walls, tiled flooring, extractor fan, walk-in shower enclosure with mains shower, vanity wash hand basin, wc.

Outside

The front of the property is an open plan gravelled easy maintenance garden & a tarmac driveway providing off road parking for one car. Moving the fence back could increase this to a two car drive.

The private 35' rear garden has a paved property-width patio, lawns, well stocked borders, external water tap, meter boxes, fully fenced boundaries & gated side access.

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 £1,907.41 for tax year ending March 2027

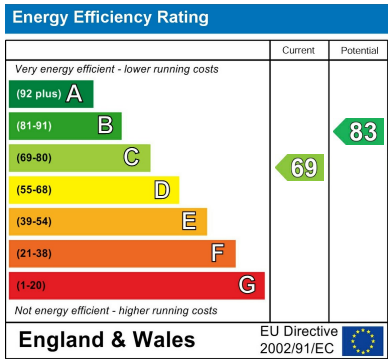
Please note: When a property changes ownership local authorities do reserve the right to re-calculate council tax bands.

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.

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.

88 Faire Road, Glenfield,
Leics, LE3 8ED
Tel: 0116 2990 990
Email: sales@newbyandco.co.uk
newbyandco.co.uk

The Property Ombudsman SALES
OFT Approved code

NEWBY & CO
local estate agents