



30 Hayfield Close
Glenfield, LE3 8RH

£275,000



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Glenfield, Leicester, LE3 8RH

A beautifully presented modern 2 bedroom semi-detached house, built in 1994 by the reputable builder Underwood Homes, with driveway & gardens to front & rear. The property is situated in a much sought after residential cul-de-sac location close to excellent amenities, schools and major road links. Full gas central heating, UPVC double glazed windows and replacement doors. Tastefully decorated accommodation comprises of entrance hall, lounge, kitchen-diner with Corian worktops and integrated appliances. Upstairs, landing, 2 bedrooms, contemporary bathroom. Gardens to front & rear. Driveway for 3 cars. Highly recommended! Freehold - no upward chain! Council Tax Band B

Entrance Hall

Double glazed composite entrance door, solid wood flooring, carpeted stairs to first floor, radiator.

Lounge

15'7" x 10'8" (4.75m x 3.27m)

A delightful living room on the front of the property. UPVC double glazed bay window to front, radiator, wall mounted gas fire set in brick fireplace, coving to ceiling, solid oak flooring, under stairs store.

Kitchen-Diner

13'11" x 9'9" (4.25m x 2.99m)

UPVC double glazed single door and side panel, UPVC double glazed window to rear, tiled flooring, radiator. Fitted with a range of quality bespoke base, drawer & eye level units, Corian work surfaces, one-and-a-half bowl stainless steel sink with mixer taps. Appliances included in the sale are Zanussi built-in stainless steel electric fan assisted oven with gas hob and extractor hood, integrated dishwasher, integrated washing machine. Space for table and chairs and a tall fridge freezer.

First Floor: Landing

UPVC double glazed opaque window to side, quality neutral fitted carpet, access to loft, airing cupboard housing combination boiler.

Bedroom One

11'10" x 10'11" (3.63m x 3.35m)

A generous sized double bedroom with a wealth of fitted storage. UPVC double glazed window to front, quality neutral fitted carpet, radiator, built-in wardrobes, bedside cabinets and a second bank of wardrobes.

Bedroom Two

10'7" x 8'1" (3.25m x 2.47m)

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

Bathroom

10'2" x 5'5" (3.10m x 1.66m)

UPVC double glazed opaque window, chrome heated towel rail, laminate floor, mainly tiled walls, extractor fan. Fitted with a stylish contemporary white suite comprising of panelled bath with mains shower over, pedestal wash hand basin, wc.

Outside

The impressive frontage provides an open front garden designed for ease of maintenance with gravelled area, shrubs, driveway for 3 cars in tandem.

The private rear garden is approx 30' and has a Yorkstone paved patio which spans the full width of the plot, lawns, well established borders, fully fenced boundaries, gated side access, large timber shed.

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)

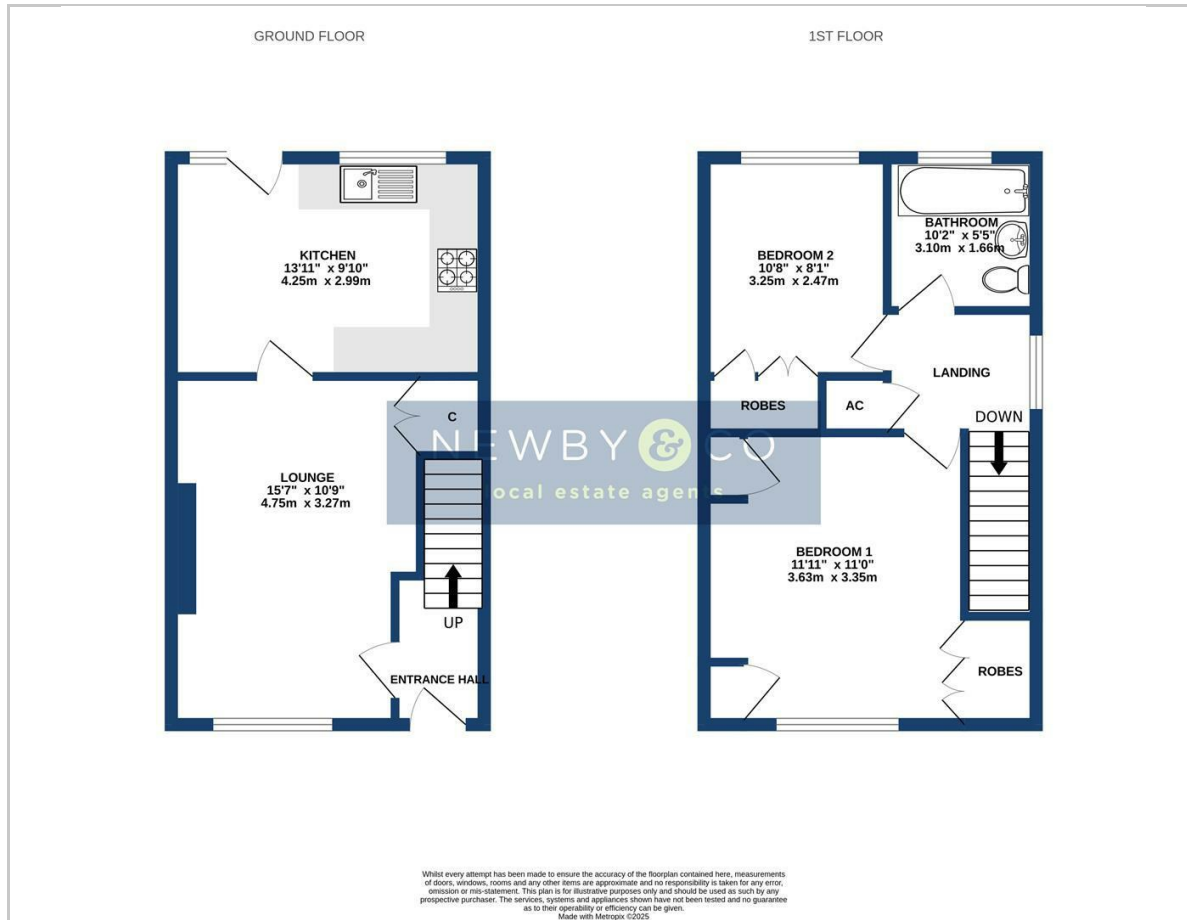
It has a Council Tax Band of B which means a charge of £1907.41 for tax year ending March 2027

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



Viewing

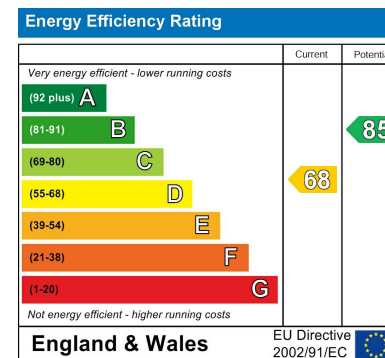
Please contact our Glenfield Office on 0116 2990 990 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph



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



NEWBY & CO
local estate agents