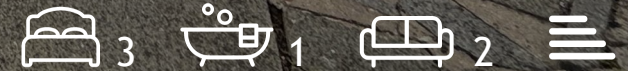




24 Unity Road
, LE3 8FU

£279,950



24 Unity Road

Leicester, LE3 8FU

This traditional 3 bedroom semi detached home offers tremendous potential to improve and extend (subject to usual consent) due to the particularly wide plot offering space to the side. The property is generally well maintained with full gas central heating, UPVC double glazing but offers plenty of scope for the discerning buyer. The good sized accommodation comprises of an entrance hall, lounge with bay window, separate sitting/dining room, kitchen. Upstairs landing, 3 bedrooms, shower room. Outside there are delightful gardens to front and rear, driveway to garage. Freehold with no upward chain. Council tax band B

Entrance Hall

Hardwood entrance door, stairs to first floor.

Lounge

14'4" x 13'1" (4.37 x 4.00)

UPVC double glazed bay window to front, radiator, fitted carpet.

Dining Room

14'3" x 11'2" (4.35 x 3.41)

UPVC double glazed sliding patio doors to rear, radiator, fitted carpet, floor mounted Hideaway Glow Worm central heating boiler, coving to ceiling.

Kitchen

13'9" x 5'11" (4.21 x 1.81)

UPVC double glazed window to rear and side, single door to side, vinyl flooring, pantry store. Fitted with a range of base, drawer & eye level units, work surfaces, stainless steel sink unit with mixer tap.

First Floor Landing

UPVC double glazed window to side, fitted carpet, access to loft, cupboard, coving to ceiling.

Bedroom One

14'4" x 10'7" (4.37 x 3.25)

Two UPVC double glazed windows to front, fitted carpet, radiator, recessed cupboard.

Bedroom Two

14'3" x 10'7" (4.36 x 3.25)

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

Bedroom Three

9'3" x 7'7" (2.84 x 2.33)

UPVC double glazed window to front, fitted carpet, radiator.

Shower Room

6'11" x 5'10" (2.12 x 1.80)

UPVC double glazed opaque window, radiator, walk-in shower enclosure, pedestal wash hand basin, wc.

Outside

The front garden has slate chippings, shrubs, driveway providing off road parking for several cars.

The private rear garden has patio, lawns, borders, trees, brick store and large garage/workshop. Fully fenced & hedged 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.

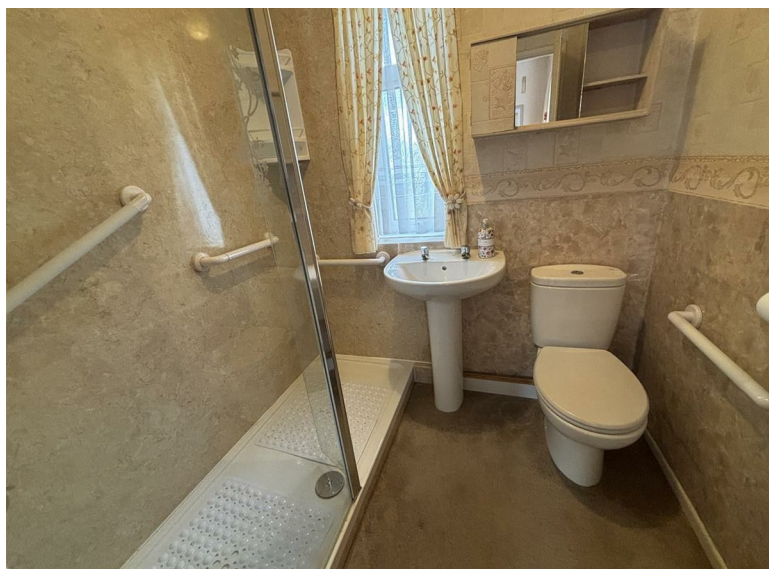
Local Authority & Council Tax Info (Blaby)

This property falls within Blaby District Council (blaby.gov.uk)

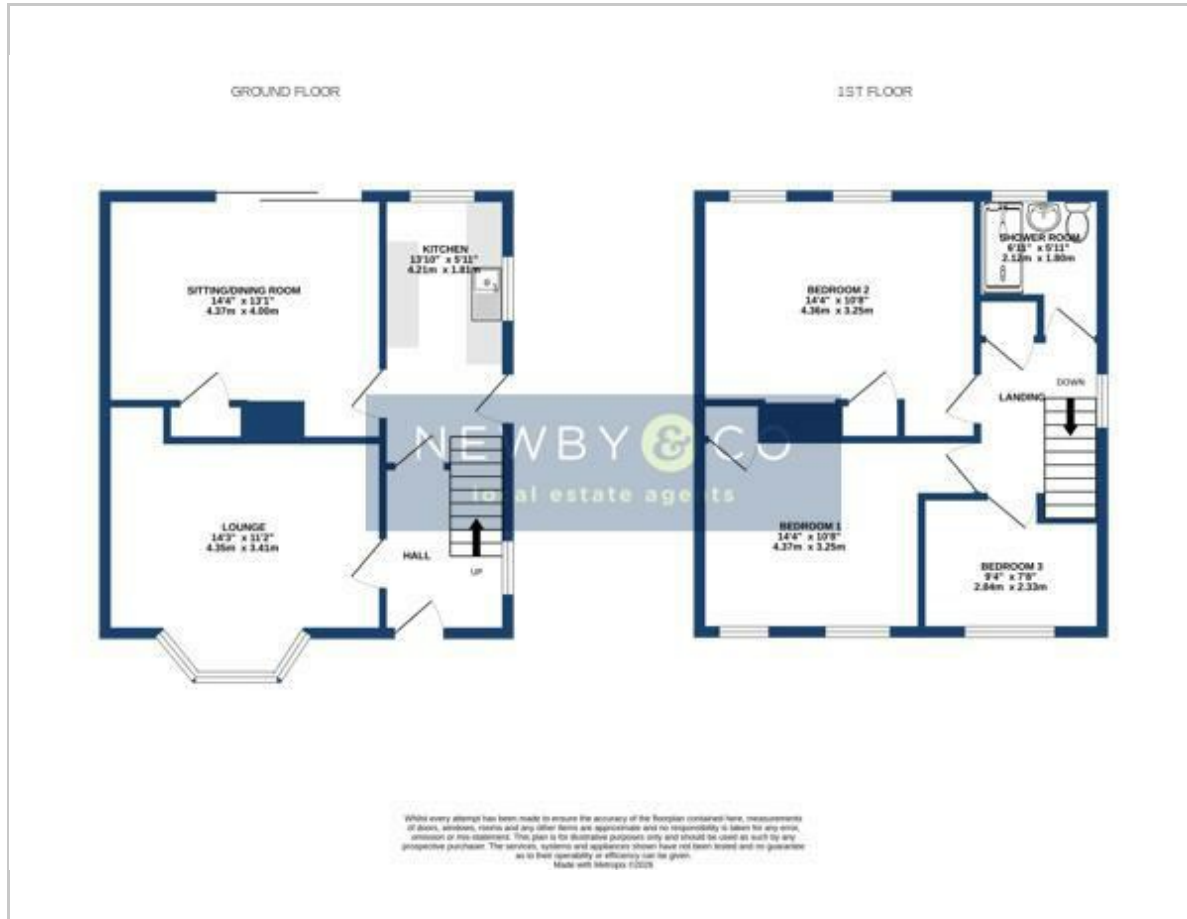
It has a Council Tax Band of B which means a charge of £1907.41 for tax year ending March 2027

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

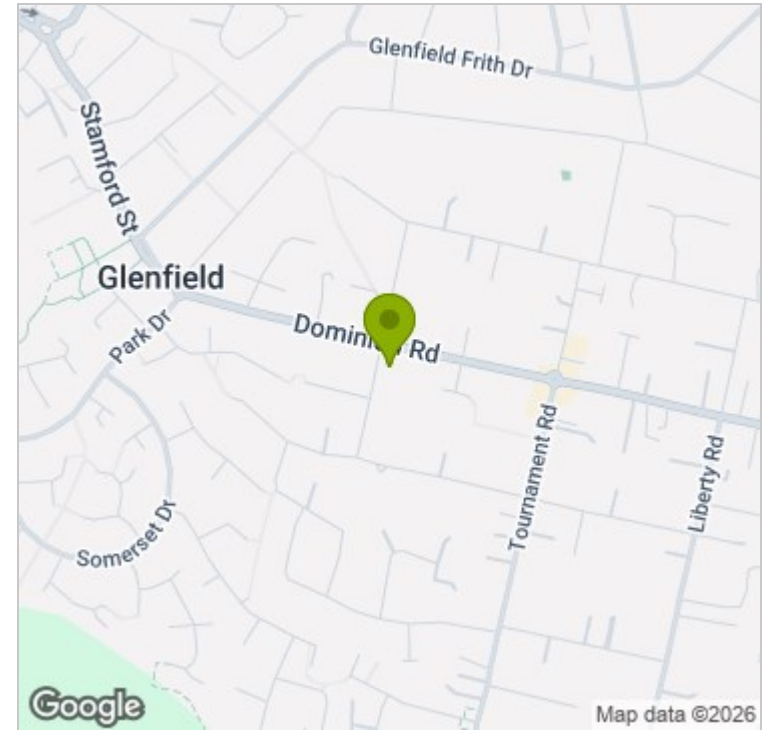


Viewing

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

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

Area Map



Energy Efficiency Graph

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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