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local estate agents

5 Glendale Avenue
The Brantings, Glenfield, LE3 8GF
£260,000

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5 Glendale Avenue

The Brantings, Glenfield,

A traditional bay fronted 3 bed semi-detached family home in prime non-estate location close to good road links & local amenities. The property has been maintained to a good standard by the current owners. Full gas central heating with 3 year old combi boiler, UPVC double glazing, internally insulated walls. The accommodation comprises on the ground floor; porch, hall, lounge, kitchen-diner with appliances, conservatory. Upstairs, landing, 3 bedrooms, bathroom with shower over bath. 60' rear garden. Freehold. EPC Band B

Porch

An attractive original hardwood stained glass entrance door.

Entrance Hall

Timber glazed inner door, fitted carpet, stairs to first floor, under-stairs cupboard, radiator.

Lounge

14'5" x 13'5" (4.40m x 4.10m)

A cosy living room facing the front aspect of the property. UPVC double glazed bay window to front, additional UPVC double glazed window to side, radiator, traditional fireplace and hearth set in chimney breast.

Kitchen-Diner

14'7" x 11'5" (4.47m x 3.50m)

Two UPVC double glazed windows to side and rear including the arched shaped window to side, timber/glazed French doors to conservatory, radiator, wall mounted Ideal combination boiler. Fitted with a range of modern base, drawer & eye level units, work surfaces with tiled splashbacks, one and a half bowl stainless steel sink unit with mixer taps. Built-in stainless steel electric oven, electric hob with extractor hood. Integrated fridge/freezer. Provision for washing machine.

Conservatory

13'1" x 9'10" (4.00m x 3.00m)

UPVC double glazed conservatory with brick base, polycarbonate roof, French doors to rear garden.

First Floor: Landing

Fitted carpet, cupboard.

Bedroom One

14'7" x 11'0" (4.45m x 3.37m)

UPVC double glazed window to front, fitted carpet, radiator, built in wall to wall wardrobes.

Bedroom Two

11'2" x 7'11" (3.41m x 2.43m)

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

Bedroom Three

8'10" x 6'3" (2.70m x 1.92m)

UPVC double glazed window, fitted carpet, radiator, access to loft.

Bathroom

UPVC double glazed opaque window to side, radiator, vinyl flooring, fully tiled walls, corner bath with electric shower over, pedestal wash hand basin, wc.

Outside

Open plan gravelled garden to front of property.
The private rear garden approx 60' has patio, lawn, large timber shed, fully fenced and hedged boundaries, gate to side.

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



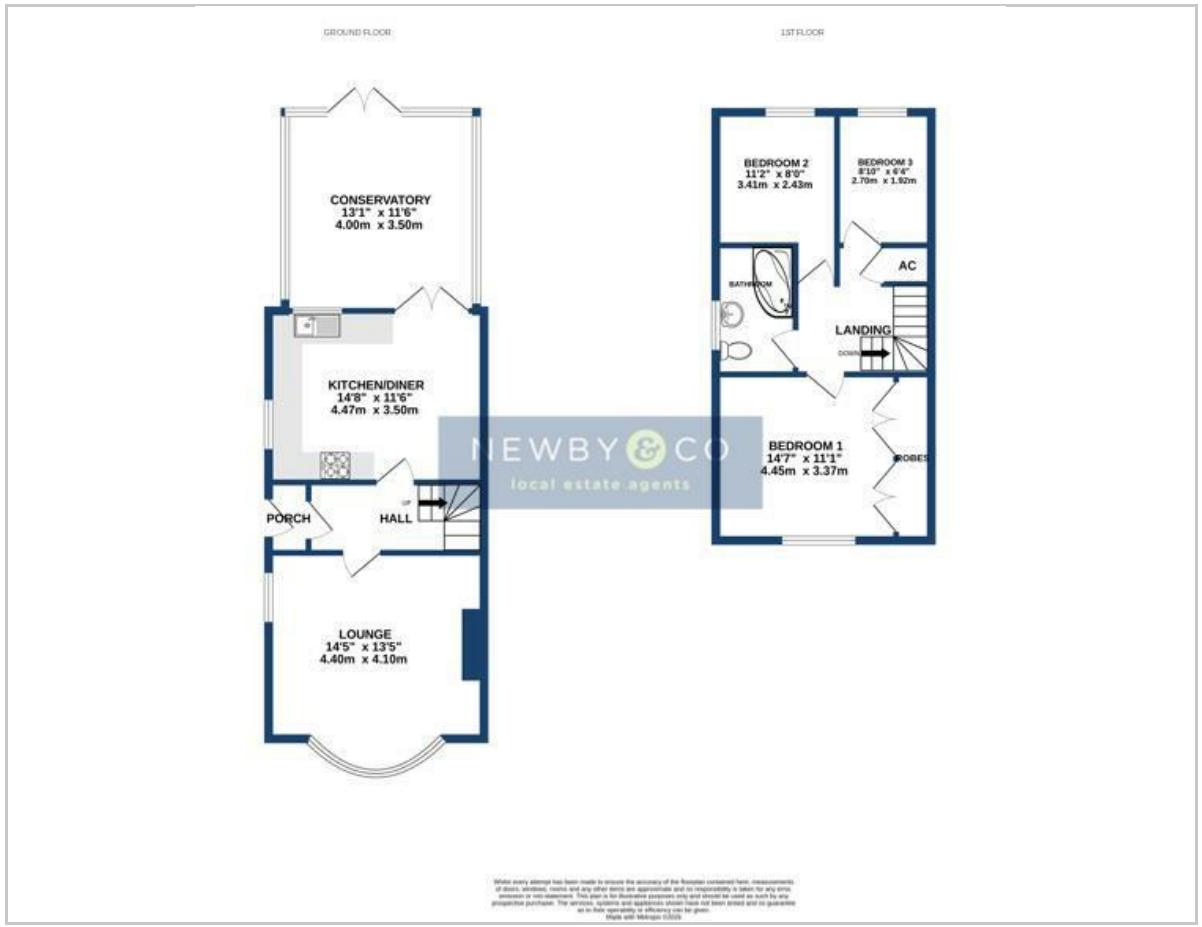




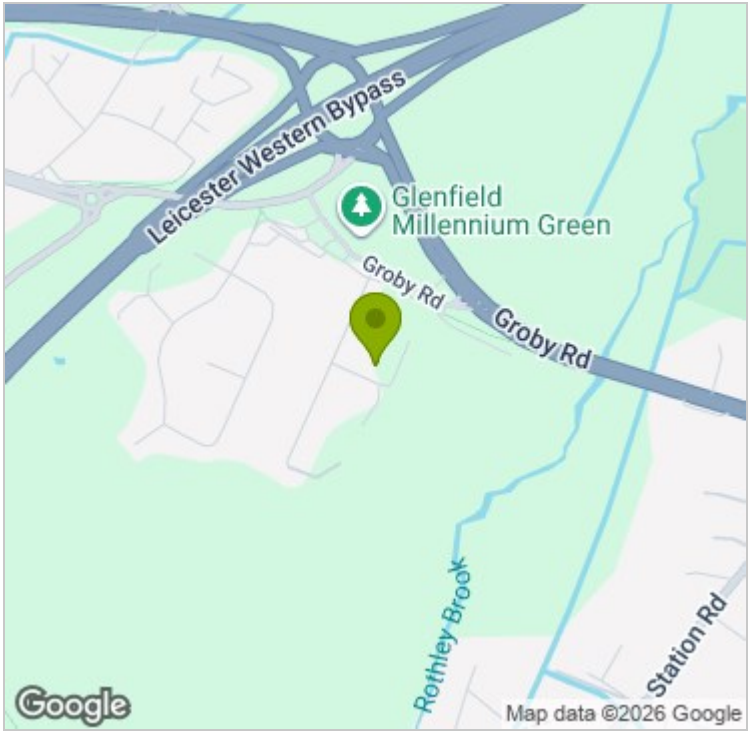




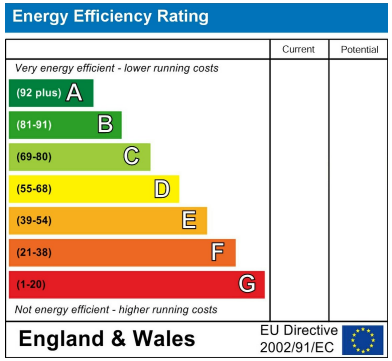

Floor Plan



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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