



43 Treaty Road  
Glenfield, LE3 8LU

£260,000



## 43 Treaty Road

Glenfield, Leicester, LE3 8LU

A traditional 1960's built 3 bedroom semi detached family home in generally good order but in need of some cosmetic improvement. The property benefits from good sized accommodation with full gas central heating (Ideal combi boiler) UPVC double glazing, pvc fascia. The good sized accommodation comprises porch, hall, lounge-diner, modern fitted kitchen. Upstairs, landing, 3 bedrooms, bathroom & separate wc. Garden & driveway to front, brick garage, South-West facing gardens to rear. Internal inspection highly recommended. Freehold - no upward chain. Council Tax Band C

### Entrance Porch

UPVC double glazed sliding entrance door, tiled floor.

### Entrance Hall

Hardwood glazed inner door, laminate flooring, stairs to first floor, radiator, large under-stairs storage cupboard with electric consumer unit & both meters.

### Lounge-Diner

21'7" x 13'5" (6.60m x 4.10m)

A good sized dual aspect living room with ample space for a table and chairs. UPVC double glazed window to front, coving to ceiling, radiator, laminate flooring, gas fire set in Victorian style cast iron fireplace with tiled inserts and wooden surround, UPVC double glazed French doors to rear.

### Kitchen

9'6" x 8'1" (2.90m x 2.47m)

UPVC double glazed single door to side, UPVC double glazed window to rear, tiled flooring, wall mounted Ideal boiler. Fitted with a range of base, drawer & eye level units, work surfaces, tiled splashback, composite sink unit with mixer tap. Space & provision for usual appliances including cooker and washing machine.

### First Floor: Landing

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

### Bedroom One

12'4" x 10'8" (3.77m x 3.27m)

A generous double bedroom. UPVC double glazed window to front, fitted carpet, radiator, built-in wardrobes.

### Bedroom Two

10'9" x 9'5" (3.29m x 2.89m)

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

### Bedroom Three

8'11" x 8'10" (2.73m x 2.71m)

UPVC double glazed window to front, exposed floorboards, radiator, built-in wardrobes.

### Shower Room

UPVC double glazed opaque window, vinyl flooring, tiled walls, shower cubicle with waterproof wall boarding & electric shower, wash hand basin, linen cupboard.

### Separate WC

UPVC double glazed window to side, wc.

### Outside

The front garden has lawn, flower beds, block paved driveway leading to single detached brick garage.

The rear garden is South-West facing with a paved patio, lawns, well stocked borders with established shrubs, fully fenced boundaries.

### Garage

16'0" x 8'2" (4.90m x 2.50m)

Detached brick garage with up & over door, light & power.

### 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.

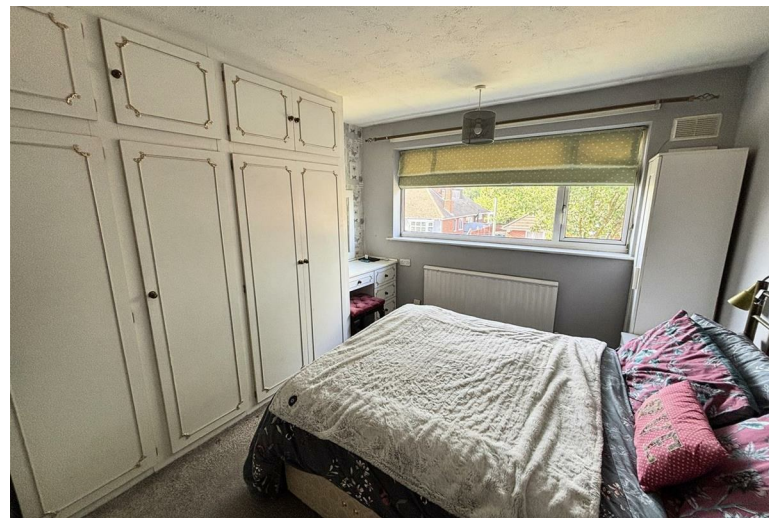
### Local Authority & Council Tax Info (Blaby)

This property falls within Blaby District Council ([blaby.gov.uk](http://blaby.gov.uk))

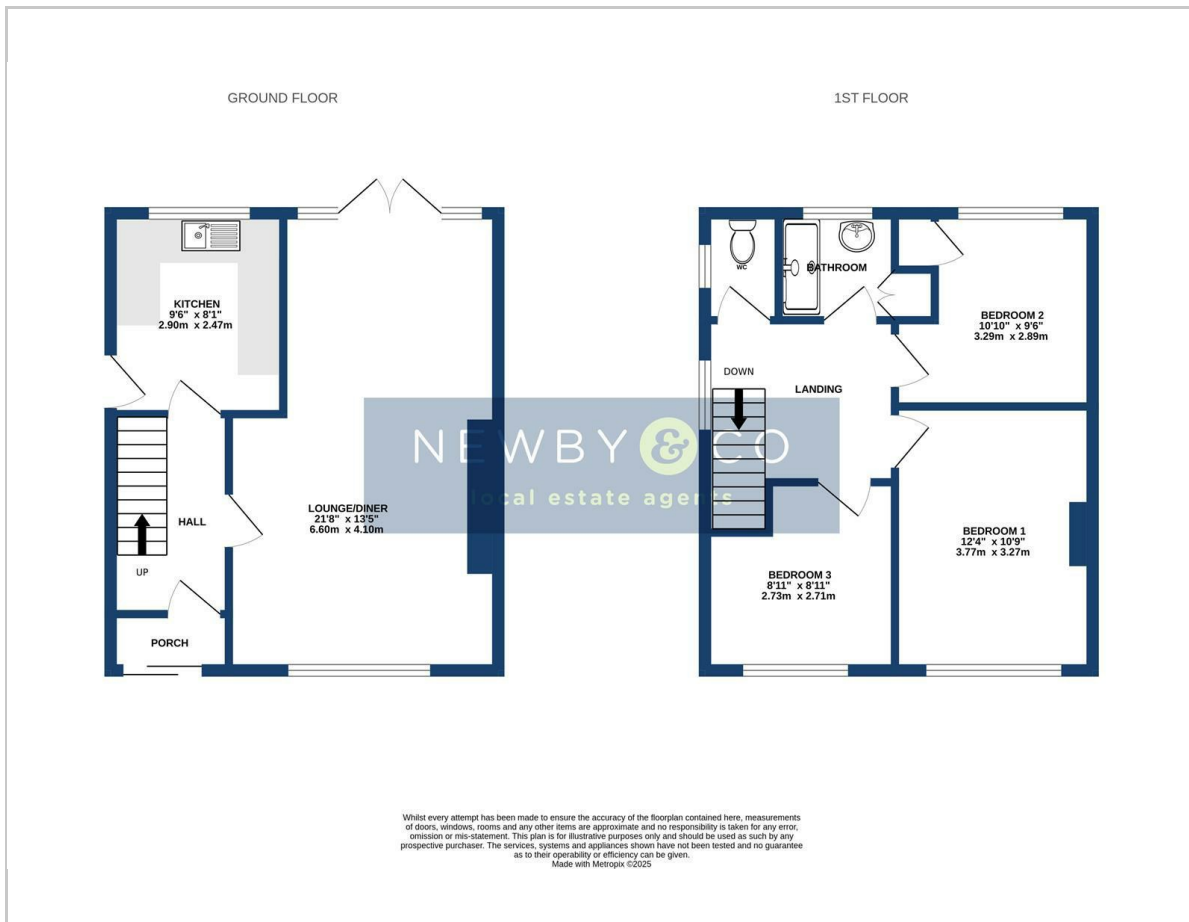
It has a Council Tax Band of C which means a charge of £2179.90 for tax year ending March 2027

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](http://www.leicestershire.gov.uk/education-and-children/schools-colleges-and-academies/find-a-school)



## Floor Plan



## Viewing

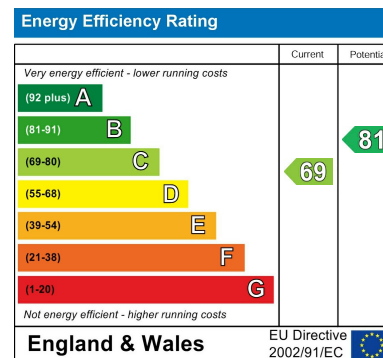
Please contact our Glenfield Office on 0116 2990 990 if you wish to arrange a viewing appointment for this property or require further information.

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## Area Map



## Energy Efficiency Graph



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