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23 Victor Road
Glenfield, LE3 8AS

Offers Over £240,000

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23 Victor Road

Glenfield, Leicester, LE3 8AS

A traditional 3 bedroom semi-detached home situated in popular non-estate residential location with tremendous potential to extend to the side (subject to usual consent) The property is situated close to good shops, schools, major road links. Full gas central heating, double glazing, scope for cosmetic improvement. On ground floor, hall, lounge, kitchen-diner. Upstairs, landing, 3 bedrooms, bathroom. Driveway for 3 cars, garage in need of repair, 60' East facing rear garden. Freehold. Council Tax band C

Entrance Hall
Composite entrance door, UPVC double glazed window, stairs to first floor.

Lounge
13'5" x 11'1" (4.10 x 3.40)
UPVC double glazed bay window to front with wooden shutters, radiator, exposed floor boards.

Kitchen-Diner
18'2" x 10'9" (5.55 x 3.30)
UPVC double glazed French doors, single timber glazed door, UPVC double glazed window to rear, exposed floorboards. Fitted with a range of base, drawer & eye level units, work surfaces, sink unit with mixer tap. Pantry store housing wall mounted Veissman combination boiler.

First Floor Landing
UPVC double glazed window to side.

Bedroom One
11'9" x 11'2" (3.60 x 3.42)
UPVC double glazed window to front with wooden shutters, radiator, exposed floorboards.

Bedroom Two
11'2" x 10'4" (3.42 x 3.15)
UPVC double glazed window to rear, radiator, exposed floorboards.

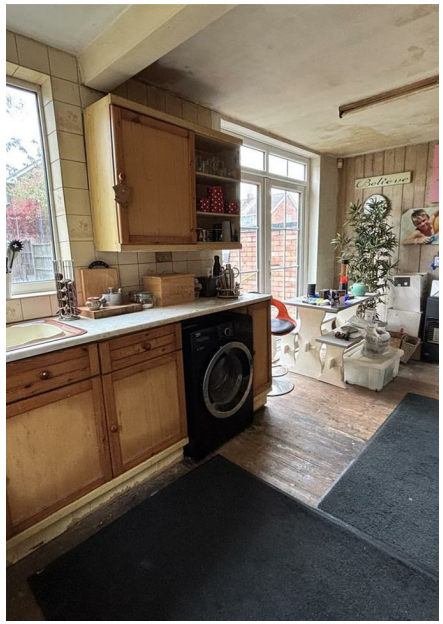
Bedroom Three
7'10" x 6'6" (2.40 x 2.00)
UPVC double glazed window to front, radiator, exposed floor boards.

Bathroom
UPVC double glazed window, heated towel rail, panelled bath, vanity wash hand basin, wc, access to loft.

Outside
The front of the property has a driveway providing parking for 3 cars side by side leading to a large brick built garage (in need of repair).
The East facing rear garden approx 60' has patio, lawn, shed, fully fenced boundaries.

Local Authority & Council Tax Info (Blaby)
This property falls within Blaby District Council (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













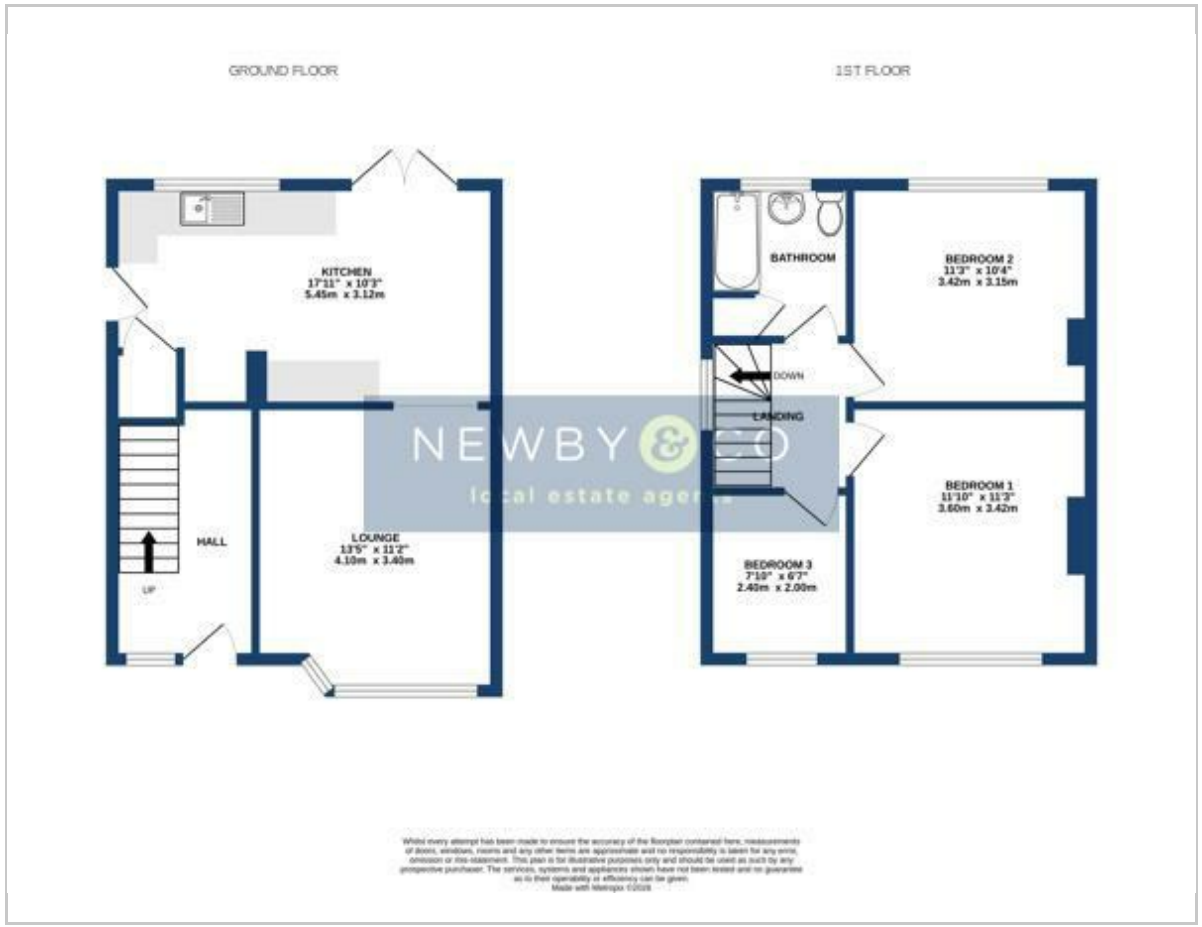




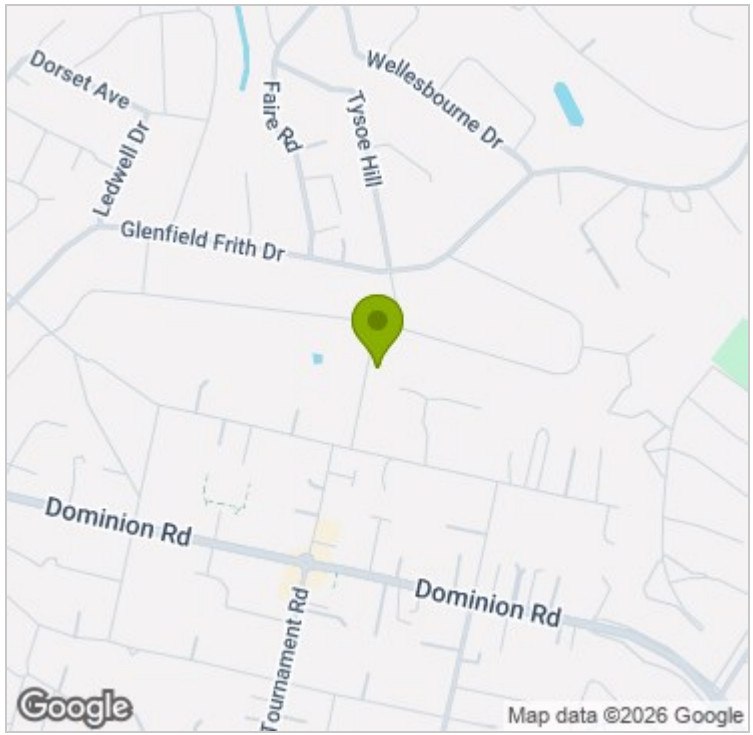




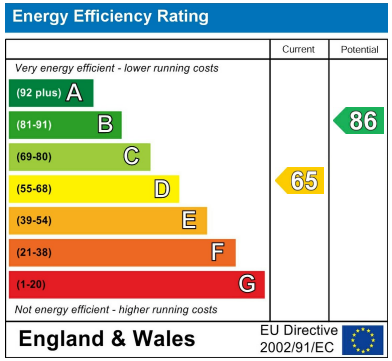
Floor Plan



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.

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