

12 Underwood Court  
Glenfield, LE3 8SG

£165,000





## 12 Underwood Court

Glenfield, Leicester, LE3 8SG

An attractive 2 bedroom first floor apartment in a small block of similar flats close to excellent amenities such as shops, schools, recreation park, regular public transport to city centre and hospitals. The property built by Messrs Underwood Homes in 2006 enjoys a long (999 year) lease, efficient electric heating, UPVC double glazed opening sash windows, wired smoke alarms and a security entry system. Spacious accommodation includes hall, L-shaped living-kitchen, 2 good sized bedrooms, remodelled shower room. Loft access & good storage, The communal hallway is shared with only one other flat and there is ample parking for residents and guests. Viewing highly recommended! Leasehold. Council Tax band B

### Entrance Hall

Accessed via a stairwell shared with just one other apartment and an intercom/door release system.

The hall has a solid entrance door, quality laminate flooring, Dimplex electric heater, large airing cupboard housing hot water cylinder.

### Living Room

15'2" x 11'11" (4.64m x 3.65m)

Open plan into the kitchen the living space is bright and airy with dual aspect. Two UPVC double glazed windows, neutral fitted carpet, Dimplex electric heater, particularly large deep recessed storage cupboard.

### Kitchen

10'1" x 6'2" (3.08m x 1.90m)

Open plan off the lounge the kitchen is well appointed with modern units, ample worktop space and good quality fitted appliances. UPVC double glazed window, laminate flooring, recessed spotlights to ceiling. Fitted with a modern range of base, drawer and eye level units, work surfaces with tiled surrounds, one-and-a-half bowl stainless steel sink unit with mixer taps, breakfast bar. Appliances include a fan-assisted electric oven with ceramic hob and extractor hood, integrated fridge & freezer, integrated washing machine.

### Bedroom One

13'7" x 8'9" (4.15m x 2.67m )

A good sized double bedroom which is tastefully decorated as is the whole apartment. UPVC double glazed window with wooden shutters, neutral fitted carpet, electric panel heater.

### Bedroom Two

10'4" x 7'0" (3.17m x 2.14m)

Another decent sized bedroom. UPVC double glazed window with wooden shutters, neutral fitted carpet, electric panel heater. Access to loft space.

### Shower Room

7'3" x 5'10" (2.23m x 1.78m)

Recently remodelled stylish modern shower room with fully tiled walls and chrome heated towel rail. Walk-in shower enclosure with mains shower, glass screen, wash hand basin, wc, extractor fan.

### Outside

There is an allocated parking space to the rear of the block/shops. There is also a communal garden & clothes drying area.

### 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)

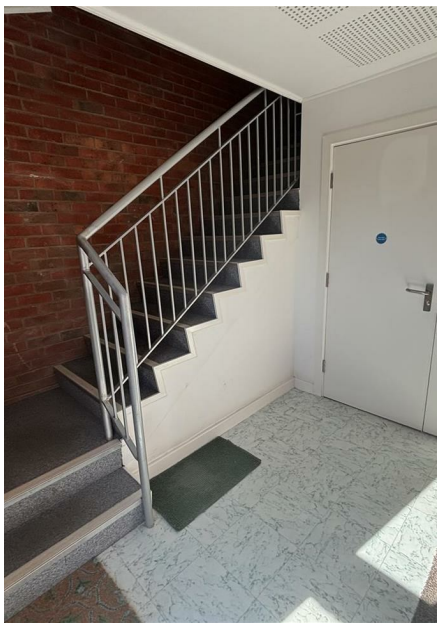
This property falls within Blaby District Council ([blaby.gov.uk](http://blaby.gov.uk))

It has a Council Tax Band of B which means a charge of £1845.80 for tax year ending March 2026

Please note: When a property changes ownership local authorities do reserve the right to re-calculate council tax bands.

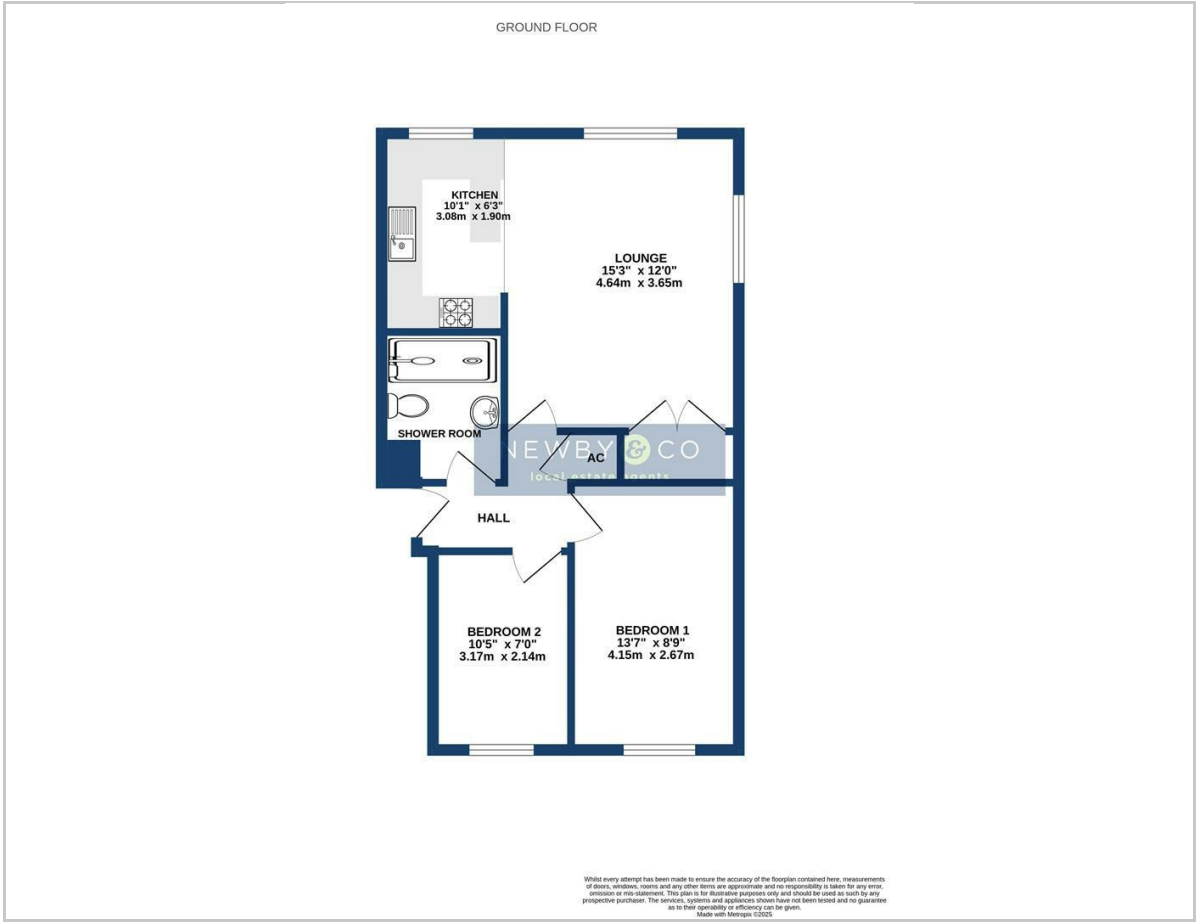
For more information regarding school catchment areas please go to [www.leicestershire.gov.uk/education-and-children/schools-colleges-and-academies/find-a-school](http://www.leicestershire.gov.uk/education-and-children/schools-colleges-and-academies/find-a-school)







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.

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.

Area Map



Energy Efficiency Graph

