



3 Wellesbourne Drive
Glenfield, LE3 8ER

£285,000



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Glenfield, Leicester, LE3 8ER

A traditional Jelson 3 bed semi detached family home situated on a generous plot offering tremendous potential to extend (subject to usual consent). The property is situated in a particularly popular location close to the nearby Hall County primary school. The property benefits from full gas central heating (18 month old Vaillant boiler), UPVC double glazing. To the ground floor: extended entrance hall, cloaks/wc, L-shaped lounge-diner, UPVC conservatory, kitchen. First floor, landing, 3 bedrooms, contemporary shower room. Gardens front & rear, driveway & garage. Glenfield offers easy access to schools, shops, Glenfield Hospital, major roads & transport links, open countryside. Early viewing highly recommended. Freehold - No Upward Chain. Council Tax band C

Entrance Hall

An extended entrance hall large enough for items of furniture. Composite double glazed entrance door, UPVC double glazed leaded windows to front & side, radiator, stairs to first floor, large cloaks store with louvre doors.

Cloaks/wc

UPVC double glazed opaque window, vinyl flooring, a modern suite of wash hand basin, wc.

L-Shaped Lounge-Diner

19'1" x 17'4" (5.84m x 5.30m)

A spacious L-shaped lounge diner. UPVC double glazed window to rear, fitted carpet, two radiators, gas fire, UPVC double glazed sliding patio doors to conservatory.

Conservatory

19'4" x 9'7" (5.90m x 2.94m)

A delightful P-shaped conservatory. UPVC double glazed conservatory with polycarbonate apex roof, French doors to garden, radiator, solid wood flooring.

Kitchen

11'10" x 8'7" (3.61m x 2.64m)

UPVC double glazed window and door to side, radiator.

Fitted with a range of base, drawer & eye level units, work surfaces with tiled surrounds, stainless steel sink unit with mixer taps, provision and space for usual appliances. Pantry store.

First Floor Landing

L-shaped landing. UPVC double glazed window at stair turn, fitted carpet, access to loft, cupboard.

Bedroom One

13'1" x 10'2" (4.00m x 3.10m)

a generous double bedroom with superb views over rooftops to open views for miles beyond. UPVC double glazed window to rear, fitted carpet, radiator, recessed cupboard, airing cupboard housing cylinder.

Bedroom Two

10'2" x 10'1" (3.10m x 3.08m)

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

Bedroom Three

9'11" x 8'8" (3.04m x 2.66m)

Would also accommodate a double bed. UPVC double glazed window to rear, fitted carpet, radiator, cupboard housing Vaillant boiler.

Shower Room

6'7" x 5'6" (2.02m x 1.70m)

UPVC double glazed opaque window, chrome heated towel rail, vinyl flooring, mainly tiled walls, spotlights to ceiling, extractor fan, walk-in shower enclosure with mains twin head shower, contemporary wash hand basin, wc.

Outside

To the front of the property is a walled garden with plants and shrubs.

There is a particularly wide driveway and a sectional detached double garage.

There is ample room for extension to the side (subject to usual consent)

The well established rear gardens are well kept comprising of a patio, lawns, well stocked borders and fully fenced boundaries.

Sectional Double Garage

16'0" x 12'7" (4.90m x 3.85m)

With large up-and-over door.

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)

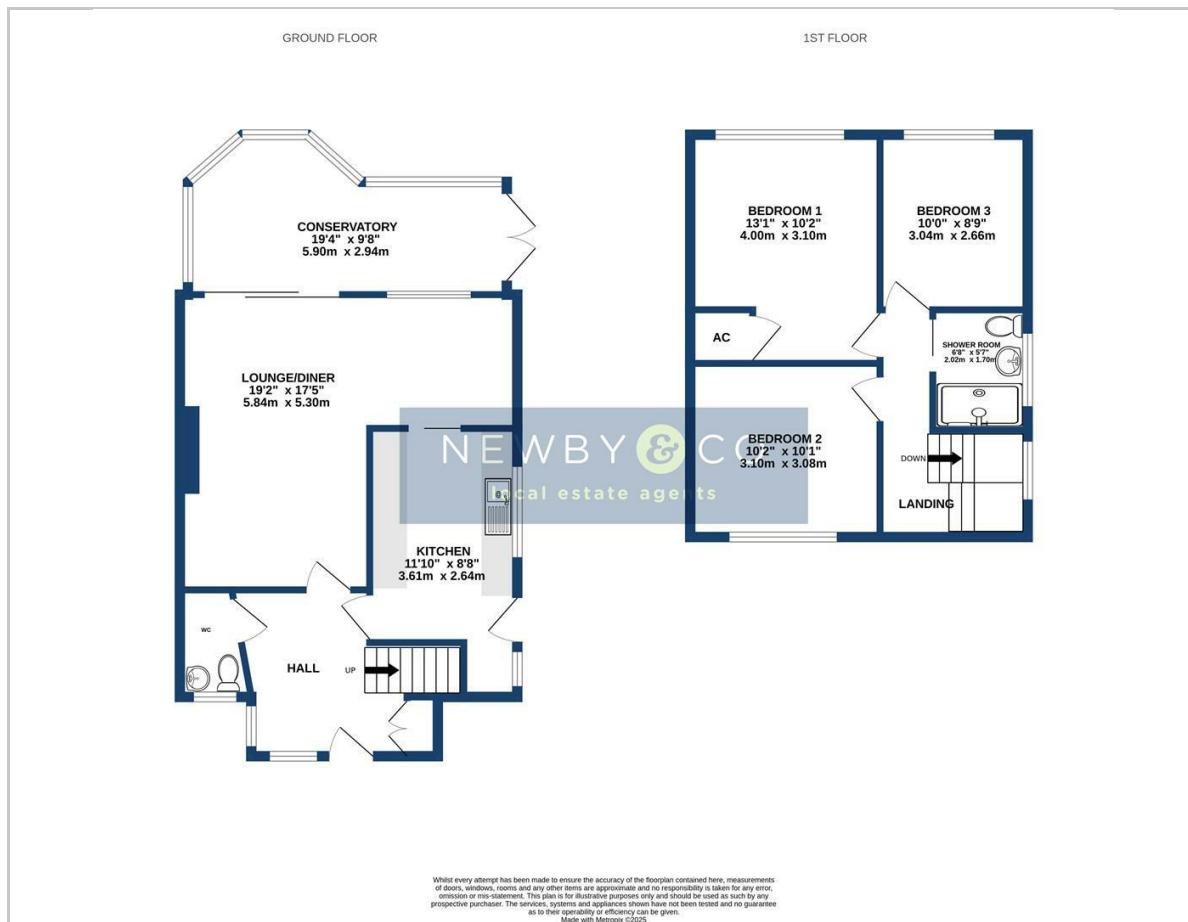
It has a Council Tax Band of C which means a charge of £2,109.49 for tax year ending March 2026

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

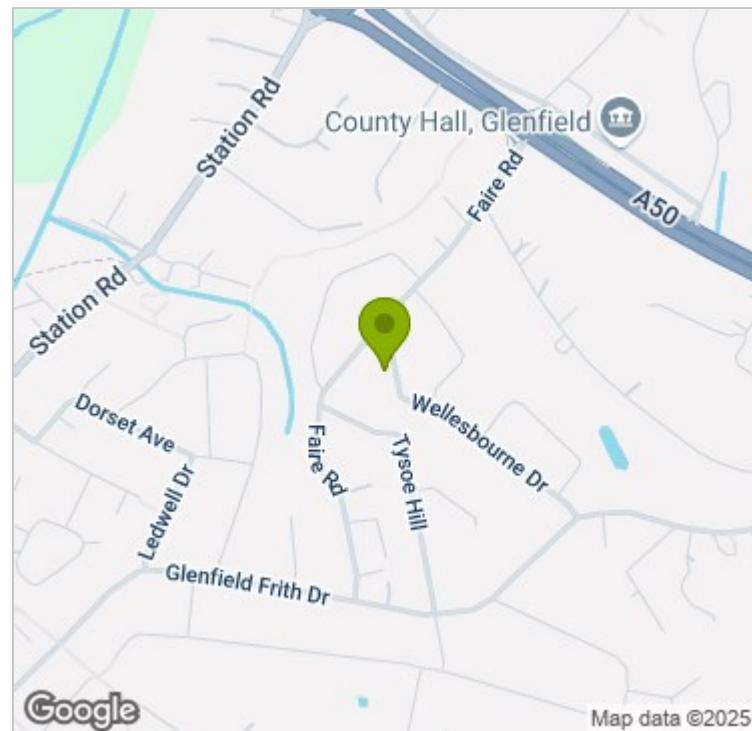
For more information regarding school catchment areas please go to www.leicestershire.gov.uk/education-and-children/schools-colleges-and-academies/find-a-school



Floor Plan



Area Map



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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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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