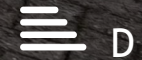




16 Newquay Drive  
Glenfield, LE3 8PY

£450,000



# 16 Newquay Drive

Glenfield, Leicester, LE3 8PY

A quite tremendous individually styled & particularly spacious 3 bedroom detached bungalow in much sought after location at the head of this popular cul-de-sac. The bungalow was built around 1960 and has been carefully maintained and improved by the current owners. The property benefits from full gas central heating, Woodgrain UPVC double glazing, matching pvc fascia, a modern fitted kitchen, bathroom with white bath & separate shower. The spacious and flexible accommodation comprises, porch, hall, superb 22' lounge, kitchen-diner with lots of storage & worktop space, 3 good sized bedrooms, lots of fitted wardrobe space, bathroom with white suite, separate cloaks/wc. There is an extensive driveway, carport & double garage, fabulous 60' established private gardens to rear. Early viewing highly recommended! Freehold. Council Tax Band E

## Porch

Fully enclosed storm porch with Woodgrain UPVC double glazed entrance door and side panels, tiled flooring.

## Entrance Hall

UPVC double glazed entrance door leading into a hall way being open plan up three steps to living room area and also leading into kitchen, all three bedrooms and the bathroom. Neutral fitted carpet, radiator, coving to ceiling.

## Lounge-Diner

21'11" x 12'11" (6.70m x 3.94m)

Spacious dual aspect living room with UPVC double glazed large picture windows to front and side, radiator, fitted carpet, coving to ceiling, exposed brick chimney breast with wall mounted modern electric fire, UPVC double glazed French doors leading out to front balconette.

## Kitchen-Diner

21'10" x 10'9" (6.68m x 3.30m)

Two UPVC double glazed windows to rear, UPVC double glazed single door to rear, tiled flooring, carpet to dining area, two radiators. Fitted with a range of modern base, drawer & eye level units, tall larder cupboard, glass fronted display cabinets, a wealth of work surfaces with tiled splashbacks, one and a half bowl stainless steel sink unit with mixer tap. Provision for cooker. Space for tall fridge/ freezer.

## Bedroom One

11'0" x 11'11" (3.37m x 3.65m)

A generous sized double bedroom with an exceedingly high ceiling and a wealth of fitted storage. Two UPVC double glazed windows to rear and side, fitted carpet, radiator, built-in wardrobes, coving to ceiling, wash hand basin.

## Bedroom Two

12'5" x 11'6" (3.80m x 3.53m)

A generous sized double bedroom with an exceedingly high ceiling and a wealth of fitted storage. UPVC double glazed window to front and side, fitted carpet, coving to ceiling, radiator, craftsmen built bespoke full height built-in wardrobes with shelves and rails.

## Bedroom Three

8'7" x 8'6" (2.63m x 2.60m)

UPVC double glazed window to front, fitted carpet, radiator. Used by the current owners as an office/study but plenty big enough for a bedroom.

## Bathroom

8'10" x 7'4" (2.70m x 2.25m)

UPVC double glazed opaque window, heated towel rail, tiled flooring, spotlights to ceiling, extractor fan, panelled bath, separate shower cubicle with twin head mains shower, vanity wash hand basin.

## Cloaks/wc

UPVC double glazed window, tiled flooring, wash hand basin, wc, radiator, plenty of built-in storage.

## Outside

The front of the property has a block paved driveway suitable for 10 cars, carport for several cars leading to double detached garage (23'7 x 21'11) with light and power. Gravelled garden area with shrubs, flower beds, hedges and ornamental lamppost.

The private rear garden approx 60' has extensive block paved patio, lawn, rockeries, flower beds, trees, summerhouse, fully fenced boundaries.

## Double Garage

23'7" x 21'11" (7.2m x 6.7m)

Exceptionally large double garage built under the bungalow with electric roller shutter door, three windows and a personal door to rear gardens.

Garage contains a separate toilet with window & wc and a separate Utility Room with window, sink and space for a washing machine and separate drier.

## 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))

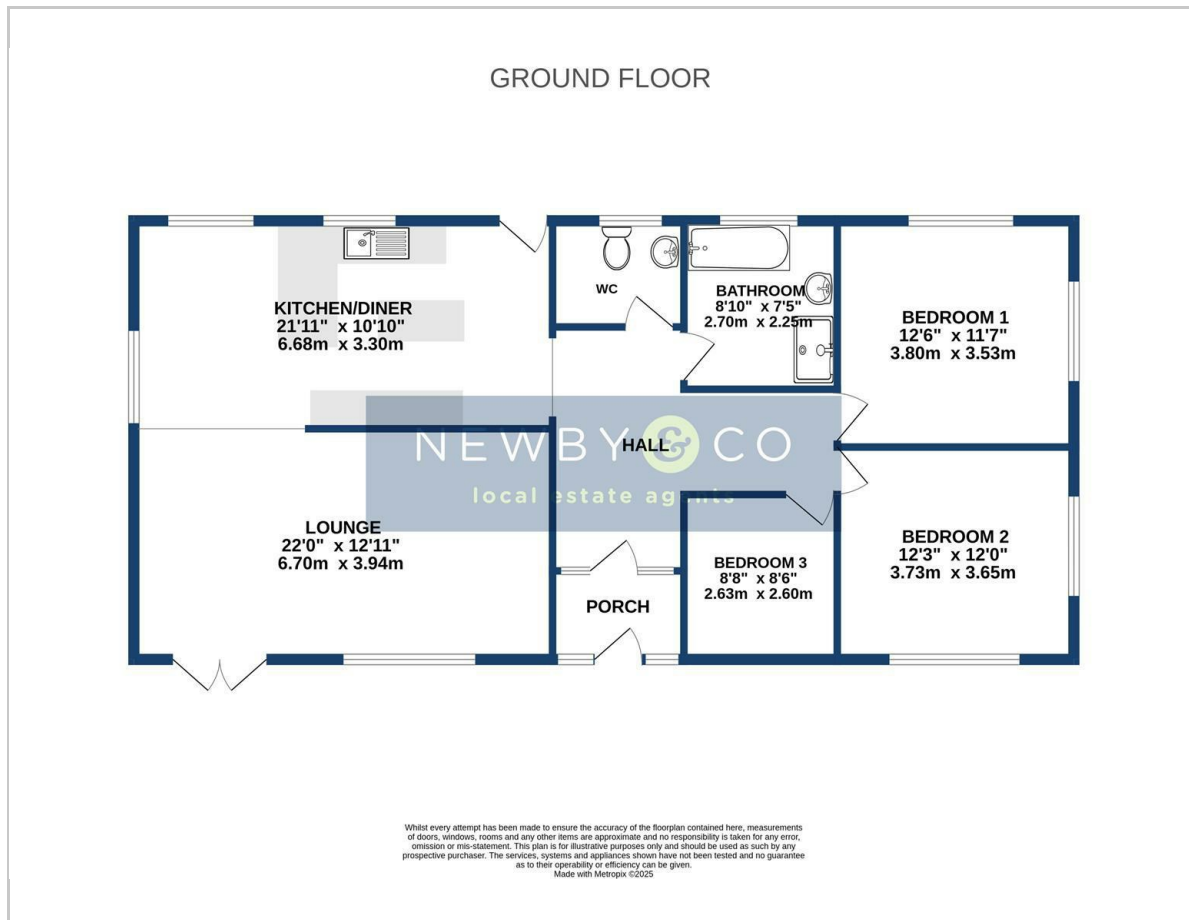
It has a Council Tax Band of E which means a charge of £2900.55 for tax year ending March 2027

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

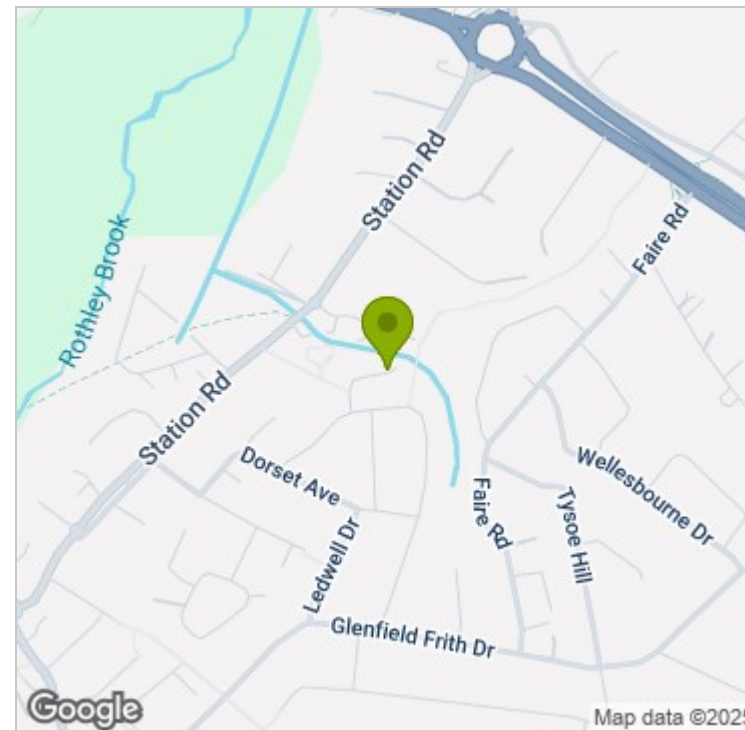


## Viewing

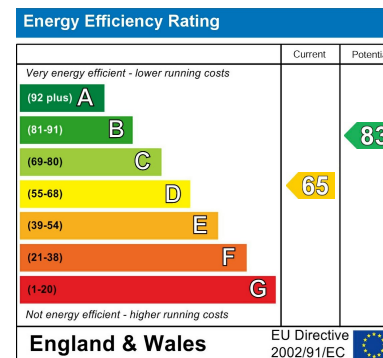
Please contact our Glenfield Office on 0116 2990 990 if you wish to arrange a viewing appointment for this property or require further information.

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## Area Map



## Energy Efficiency Graph



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