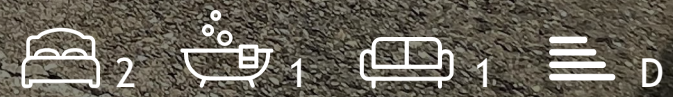




38 Piers Road  
Glenfield, LE3 8BN

Offers Over £300,000





## 38 Piers Road

Glenfield, Leicester, LE3 8BN

A generously proportioned and recently fully modernised 2 bedroom detached bungalow in popular non-estate location. The property benefits from full gas central heating, UPVC double glazing, rewired, cavity wall insulation and remodelled kitchen & shower room. The spacious accommodation features an incredible and very contemporary open plan living space & kitchen-diner which looks spectacular. Outside there are private gardens to front and rear, driveway for 3 cars & a garage. The property is well situated within easy reach of local amenities, schools, shops including the new Morrisons store and major road links. Internal inspection is considered essential to appreciate this fine property. Freehold

### Open Plan Living Space & Kitchen

24'3" x 18'8" (7.39m x 5.69m)

The vendors have created this incredible and very contemporary open plan living space & kitchen-diner which looks spectacular and enjoys triple-aspect light and is amply served by the powerful log-burner.

Living area: Composite double glazed 70/30 entrance door, UPVC double glazed large picture window to front and two further smaller windows to the side, radiator, laminate floor, recessed spotlights, log burner set in brick fireplace, coving to ceiling, access to 30' loft with retractable ladder.

Kitchen-Diner: UPVC double glazed window and hardwood single door to rear, recessed spotlights, fitted with a range of modern base, drawer & eye level units, work surfaces, one and a half bowl composite sink unit with mixer taps, built-in electric fan assisted oven, gas hob with extractor hood, tall storage units, wall mounted Worcester combination boiler. Ample space for a table and chairs.

### Bedroom One

11'2" x 11' (3.40m x 3.35m)

A good sized double bedroom with built-in storage. UPVC double glazed window to front, radiator, laminate floor, built-in wardrobes, coving to ceiling.

### Bedroom Two

13' x 10'6" (3.96m x 3.20m)

Another double bedroom. UPVC double glazed window to rear, radiator, coving to ceiling.

### Shower Room

7' x 6'8" (2.13m x 2.03m)

A well appointed modern shower room. UPVC double glazed opaque window, radiator, tiled floor, fully tiled walls, spotlights to ceiling, extractor fan, walk-in shower enclosure with twin head mains shower, vanity wash hand basin, wc.

### Outside

The front garden has lawn, shrubs, driveway providing parking for 3 cars

continuing down the side of the property leading to single detached brick built garage with twin metal doors, inspection pit & side personal door. There is also a brick store to the rear of the garage.

The rear garden approx 60' wide has paved patio, lawn, shrubs, trees, fully fenced boundaries, gated side access.

### 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 £1,828.69 for tax year ending March 2023

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

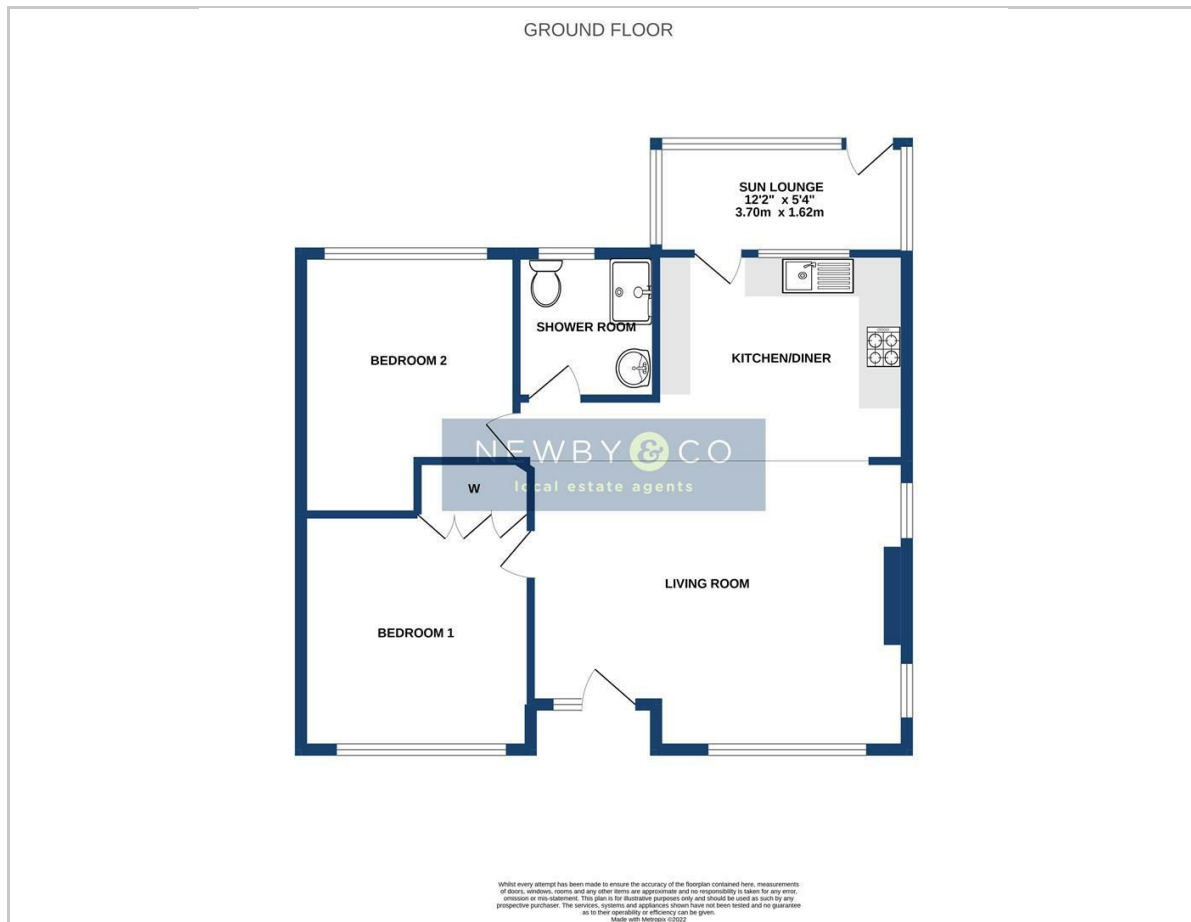
For more information regarding school catchment areas please go to [www.leicestershire.gov.uk/education-and-children/schools-colleges-and-academies/find-a-school](http://www.leicestershire.gov.uk/education-and-children/schools-colleges-and-academies/find-a-school)







## Floor Plan



## Viewing

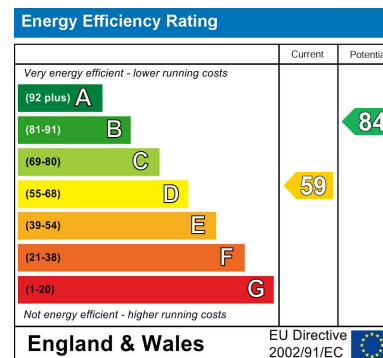
Please contact our Glenfield Office on 0116 2990 990 if you wish to arrange a viewing appointment for this property or require further information.

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

## Area Map



## Energy Efficiency Graph



88 Faire Road, Glenfield,  
Leics, LE3 8ED  
Tel: 0116 2990 990  
Email: sales@newbyandco.co.uk  
newbyandco.co.uk



NEWBY & CO  
local estate agents