



15 Glenfield Crescent
Glenfield, LE3 8FJ

£250,000

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Glenfield, Leicester, LE3 8FJ

A superbly presented traditional 1950's built 3 bedroom semi detached family home with generous accommodation, 80' rear garden & driveway to front. The property is well maintained and benefits from full gas central heating (combi boiler) owned solar panels, pvc fascia, refitted modern kitchen with appliances, modern bathroom. The accommodation comprises porch, hall, lounge, 17' modern fitted kitchen (oven/hob, dishwasher, fridge-freezer) office/playroom. Upstairs, landing, 3 bedrooms, bathroom. Driveway & garden to front, 80' rear gardens. No Chain! Internal inspection highly recommended. Freehold.

Porch

Entrance door

Entrance Hall

UPVC double glazed entrance door, stairs to first floor, radiator.

Lounge

12'8 x 12' (3.86m x 3.66m)

UPVC double glazed window to front, double radiator, fitted carpet, recessed spotlights, electric fire, under-stairs storage.

Kitchen-Diner

17'3 x 8'10 (5.26m x 2.69m)

UPVC double glazed French doors to rear, UPVC double glazed window to side, tiled flooring, two radiators. Fitted with a range of base, drawer & eye level units, work surfaces, under unit lighting, tiled splashback, stainless steel sink unit with mixer tap. Built-in Bosch electric fan assisted oven, SMEG induction hob with extractor hood. Integrated dishwasher, fridge/freezer. Utility store with provision for washing machine.

Office

10'6 x 6'2 (3.20m x 1.88m)

UPVC double glazed window and door, radiator, laminate flooring, spotlights to ceiling.

First Floor Landing

UPVC double glazed window to side, access to loft.

Bedroom One

11'3 x 10'8 (3.43m x 3.25m)

UPVC double glazed window to front, radiator, newly fitted carpet, recessed spotlights.

Bedroom Two

10'6 x 9'6 (3.20m x 2.90m)

UPVC double glazed window to rear, fitted carpet, radiator, recessed spotlights.

Bedroom Three

7'7 x 7'3 (2.31m x 2.21m)

UPVC double glazed window to rear, fitted carpet, radiator.

Bathroom

White suite consisting of shaped shower bath with mains twin head shower over, vanity wash hand basin, wc. Chrome heated towel rail, fully tiled walls, laminate flooring, spotlights to ceiling, extractor fan. Cupboard housing combination boiler.

Outside

The front garden has lawn shrubs, flower beds, dropped kerb providing off road parking for 1 car.

The rear garden approx 80' has lawn, raised decking, borders, shrubs, external water tap, power socket, fully fenced boundaries.

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)

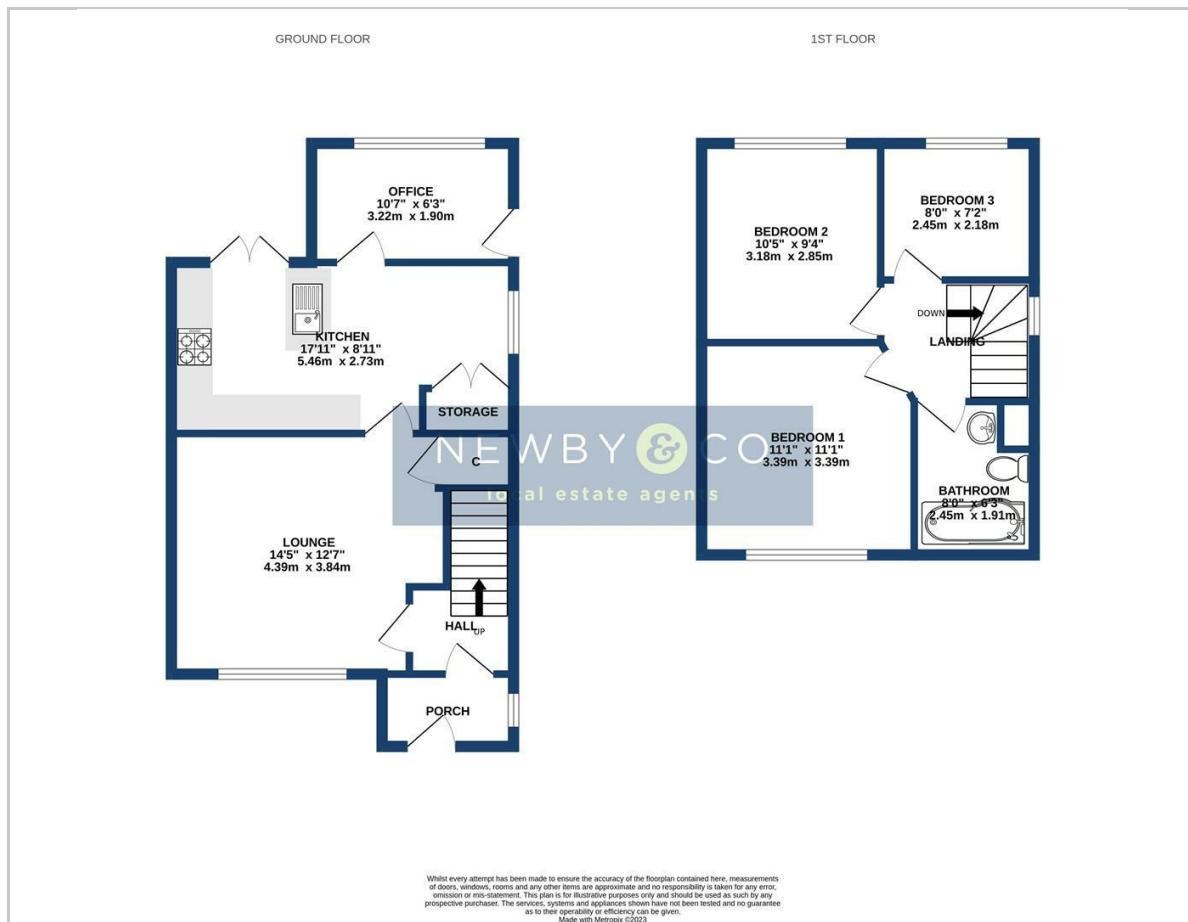
It has a Council Tax Band of B which means a charge of £1684.01 for tax year ending March 2024

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

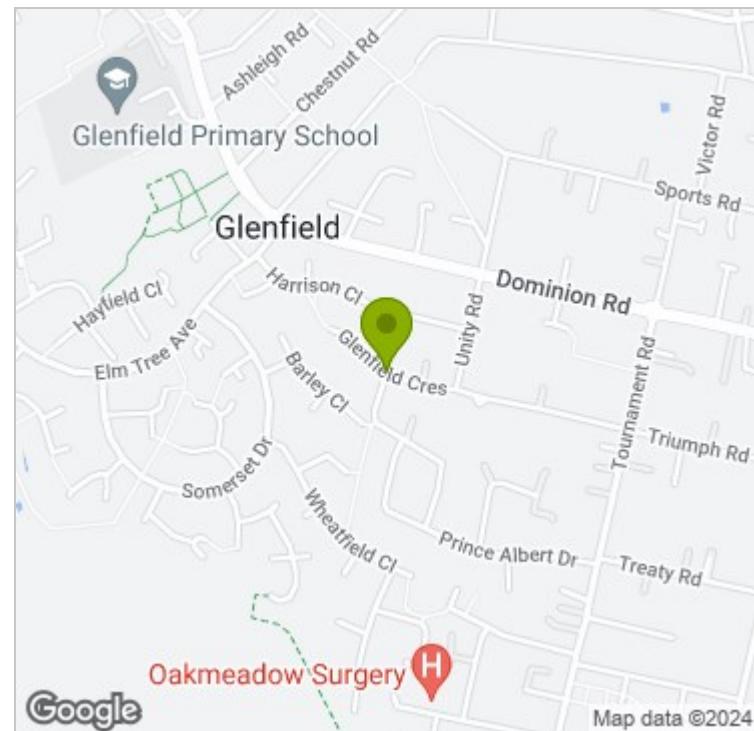
For more information regarding school catchment areas please go to www.leicestershire.gov.uk/education-and-children/schools-colleges-and-academies/find-a-school



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

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Energy Efficiency Graph

