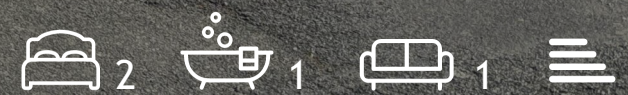




26 Treaty Road  
Glenfield, LE3 8LU

£275,000



## 26 Treaty Road

Glenfield, Leicester, LE3 8LU

A well maintained 1950's semi-detached bungalow situated in non-estate popular residential location and well placed for excellent amenities such as shops, regular bus routes and major road links. The property benefits from full gas central heating (new boiler 2025), UPVC double glazing, pvc fascia. The extended accommodation comprises of porch, entrance hall, lounge, L-shaped kitchen-diner, 2 bedrooms & wetroom. Easy maintained gardens, driveway & garage. Offered for sale with NO UPWARD CHAIN. Freehold. Council tax band B

### Porch

Composite double glazed entrance door.

### Entrance Hall

Timber glazed inner door opens into a long passaged hallway with access to all rooms. Access to loft with ladder, radiator.

### Lounge

13'5" x 11'9" (4.10m x 3.60m)

A bright dual aspect living room to the front of the property. UPVC double glazed bay window to front and additional UPVC double glazed window to side, two double radiators, coving to ceiling, fitted carpet set in an art deco fireplace.

### Kitchen-Diner

16'4" x 13'5" (5.00m x 4.11m)

A generously sized L-shaped kitchen-diner on the rear of the property. Two UPVC double glazed windows to rear, UPVC double glazed single door to side, tiled flooring, coving to ceiling, two radiators, Vaillant wall mounted combi boiler (2025). Fitted with a range of base, drawer & eye level units, work surfaces, built-in electric oven, gas hob, integrated fridge/freezer.

### Bedroom One

11'9" x 10'4" (3.60m x 3.17m)

A good sized double bedroom with plenty of fitted storage. UPVC double glazed window to side, fitted carpet, radiator, built-in wardrobes.

### Bedroom Two

11'9" x 5'10" (3.60m x 1.80m)

UPVC double glazed window to side, fitted carpet, radiator, recessed cupboard.

### Wetroom

10'9" x 5'1" (3.28m x 1.57m )

Two UPVC double glazed opaque windows to side, electric shower, vanity wash hand basin, wc, fully tiled walls, radiator.

### Outside

The front of the property has a low level brick wall and shrubs and hedge. There is a block paved driveway for 2 cars continuing to the side of the property leading to single detached brick built garage with up & over door, light & power, UPVC door to side.

The private small rear garden is mainly paved with gravel, fully fenced boundaries & an external water tap.

### 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))

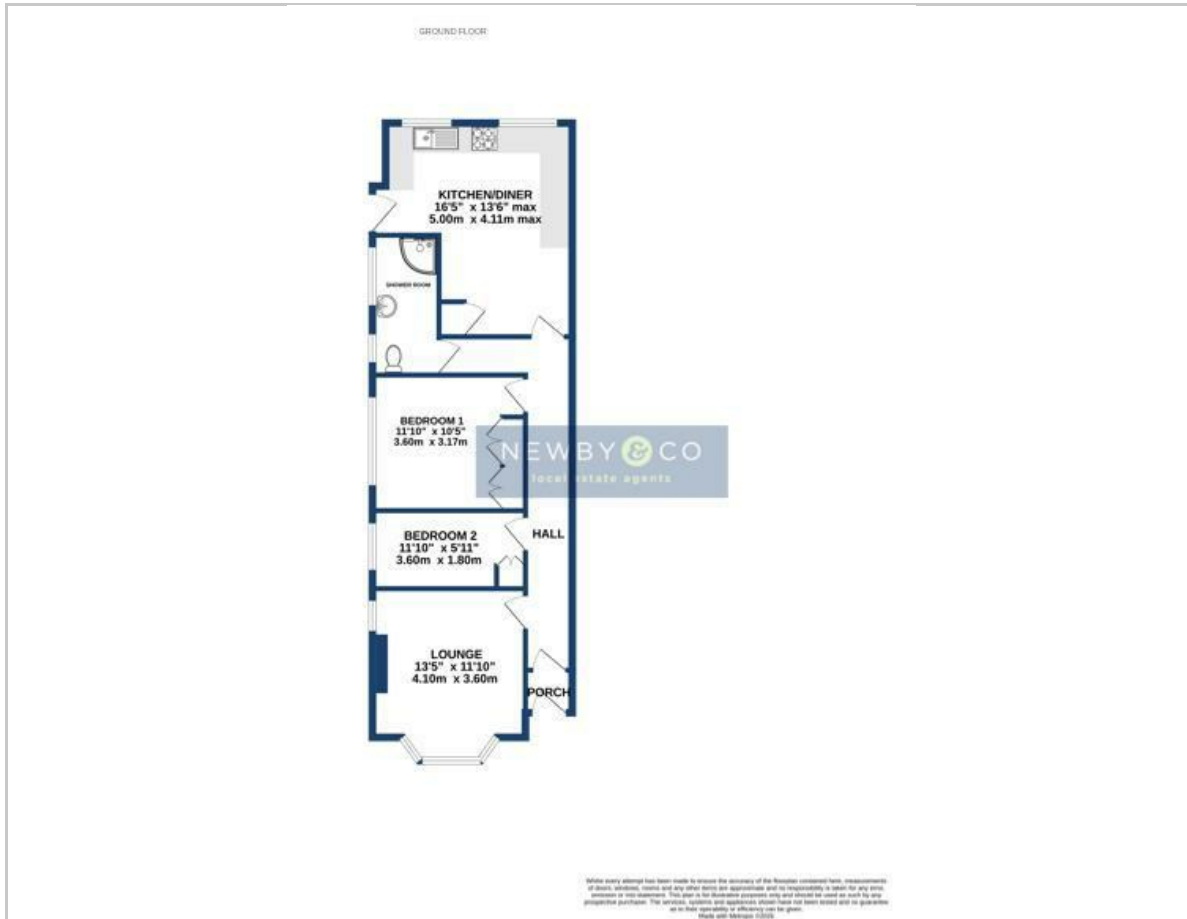
It has a Council Tax Band of B which means a charge of £1907.41 for tax year ending March 2027

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

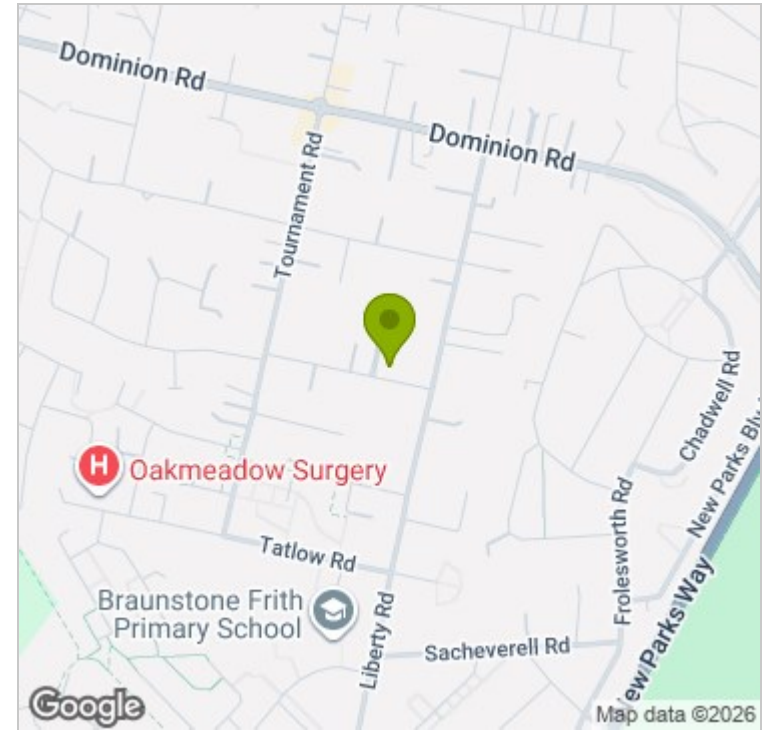


## Viewing

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

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

