



51 Steyning Crescent  
Glenfield, LE3 8PL

£335,000



# 51 Steyning Crescent

Glenfield, Leicester, LE3 8PL

Traditional 1950's Jelson porthole style extended 3 bedroom semi-detached family home situated close to the excellent Hall County Primary school and near to Glenfield's excellent local amenities such as Glenfield Hospital, a good range of shopping, easy access to M1/M69, A46 & A50. Extended to the ground floor, the property benefits from full gas central heating, UPVC double glazing, a new extended kitchen-diner. On the ground floor, hall, cloaks/wc, lounge, separate dining room, 17' modern kitchen-diner, utility room. Upstairs landing, 3 bedrooms, bathroom with white suite and shower over bath. Driveway, 60' private gardens to rear. Freehold, Council tax band C.

## Entrance Hall

An extended welcoming entrance hall with stairs to first floor. Composite double glazed entrance door, UPVC double glazed window, laminate flooring, radiator, stairs to first floor, cloaks cupboard.

## Cloaks/wc

UPVC double glazed opaque window, wash hand basin, wc, radiator, extractor fan.

## Lounge

17'1" x 11'10" (5.21m x 3.62m)

A delightful main living room with fashionable oak acoustic wall panelling to chimney breast. UPVC double glazed bay window to front, radiator, neutral fitted carpet.

## Dining Room

9'8" x 9'2" (2.95m x 2.80m)

Connected to the lounge by bi-fold doors this flexible room could be a playroom or second reception room for a variety of purposes. UPVC double glazed French doors to rear, fitted carpet, radiator.

## Kitchen-Diner

17'6" x 11'3" (5.35m x 3.45m)

A superb extended kitchen-diner. UPVC double glazed French doors opening out to rear gardens, UPVC double glazed window to rear, tall upright designer radiator, spotlights to ceiling. Recently re-fitted with a stylish modern range of base, drawer & eye level units, work surfaces with tiled surrounds, enamel sink unit with mixer taps, built-in electric oven, induction hob with extractor hood, integrated dishwasher. There are two double glazed skylights in the vaulted ceiling to the extended part of the room.

## Utility Room

UPVC double glazed window, work surfaces, provision for washing machine, wall mounted combi boiler.

## First Floor: Landing

UPVC double glazed opaque window to side at the top of the stairs, neutral fitted carpet, access to boarded loft with retractable ladder.

## Bedroom One

13'8" x 10'11" (4.17m x 3.34m)

A good sized double bedroom. UPVC double glazed window to front, neutral fitted carpet, radiator, recessed cupboard.

## Bedroom Two

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

Another generous double bedroom. UPVC double glazed window to rear, neutral fitted carpet, radiator, built-in wardrobes with sliding doors.

## Bedroom Three

7'7" x 7'0" (2.32m x 2.15m)

UPVC double glazed window to side & porthole window to front, neutral fitted carpet, illuminated shelving/bookcase, radiator.

## Bathroom

7'6" x 6'1" (2.30m x 1.87m)

Two UPVC double glazed opaque windows to side & rear, chrome heated towel rail, fully tiled walls, fitted with a modern white suite comprising of shaped shower bath with mains shower over and glass screen, vanity wash hand basin, wc, extractor fan.

## Outside

To the front of the property there is a garden area mainly gravelled for ease of maintenance with a low walled boundary.

There is a driveway for one car.

The private South-West facing rear gardens are approx 60' with a property width paved patio, lawns, borders with established shrubs & bushes, 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](http://blaby.gov.uk))

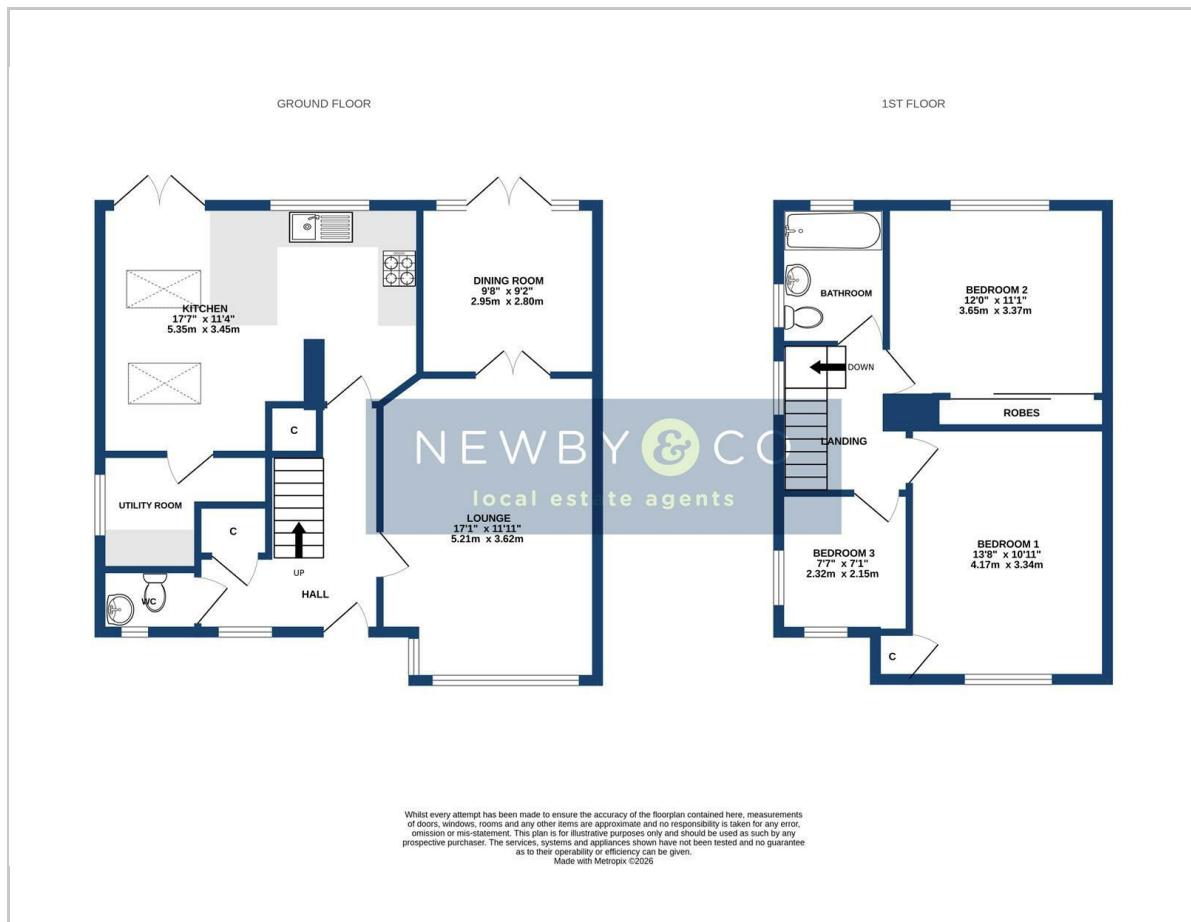
It has a Council Tax Band of C which means a charge of £2109.49 for tax year ending March 2026

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

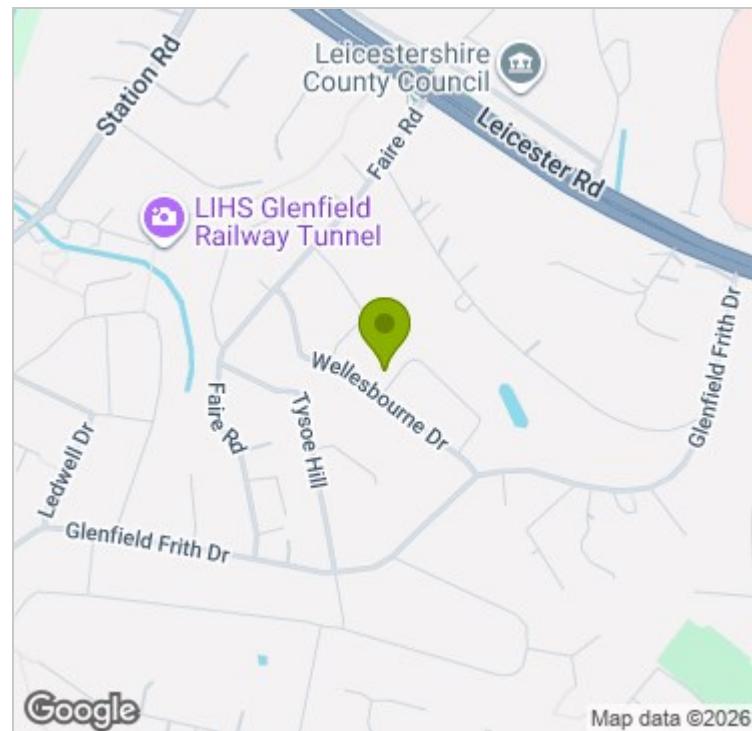
For more information regarding school catchment areas please go to [www.leicestershire.gov.uk/education-and-children/schools-colleges-and-academies/find-a-school](http://www.leicestershire.gov.uk/education-and-children/schools-colleges-and-academies/find-a-school)



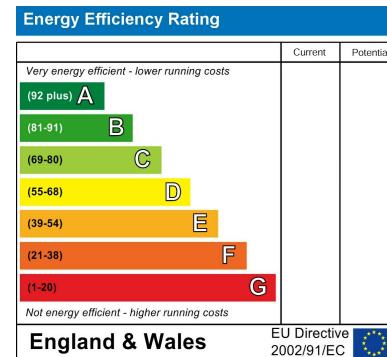
## Floor Plan



## Area Map



## Energy Efficiency Graph



## 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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