



8 Wheatfield Close  
Glenfield, LE3 8SD

£395,000



# 8 Wheatfield Close

Glenfield, Leicester, LE3 8SD

A really well presented 1991 built four bedroom/2 bathroom detached family home in a most popular position close to excellent amenities including schools, shops, major road links and open countryside. The property has been maintained to the highest of standards with full gas central heating (Worcester Combi boiler), UPVC double glazing, pvc fascia, a wealth of storage. The spacious, tastefully decorated accommodation comprises, entrance hall, lounge, dining room, UPVC conservatory, fitted kitchen with oven/hob, utility room & cloaks/wc. Upstairs, landing, 4 good sized bedrooms (3 with fitted robes), en-suite shower room, family bathroom - white suite. 2 car driveway, garage, private rear gardens. Early viewing is highly recommended! Freehold. Council tax band D

## Entrance Hall

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

## Lounge

15'10" x 13'9" (4.85m x 4.20m)

A bright & airy living room with UPVC double glazed bay window to front, radiator, laminate flooring, electric fire set in modern fireplace, coving to ceiling.

## Dining Room

11'0" x 8'10" (3.36m x 2.70m)

Double glazed sliding patio doors to conservatory, laminate floor, radiator.

## Conservatory

12'8" x 9'2" (3.88m x 2.80m)

UPVC double glazed conservatory, polycarbonate roof, many opening windows for ventilation, UPVC double glazed French doors to rear garden, tiled flooring.

## Kitchen

10'4" x 9'2" (3.15m x 2.80m)

UPVC double glazed window to rear, vinyl flooring, radiator. Fitted with a range of base, drawer & eye level units, work surfaces, tiled splashback, one and a half bowl stainless steel sink unit with mixer tap. Built-in electric double oven & grill, gas hob with extractor hood, radiator. Under-stairs pantry store.

## Utility Room

UPVC double glazed door to rear, UPVC double glazed window to side, vinyl flooring, radiator, fitted with base units, work surfaces, tiled splashback, stainless steel sink unit with mixer tap. Provision for washing machine, wall mounted Worcester combination boiler.

## CLoaks/wc

UPVC double glazed opaque window, vinyl flooring, wash hand basin, wc, radiator.

## First Floor: Landing

UPVC double glazed window to front, fitted carpet, access to loft, cupboard.

## Bedroom One

12'10" x 11'2" (3.92m x 3.42m)

UPVC double glazed window to front, fitted carpet, radiator, built-in wardrobes with sliding mirrored doors.

## En-suite Shower Room

UPVC double glazed opaque window, vinyl flooring, mainly tiled walls, fully tiled shower cubicle, pedestal wash hand basin, wc.

## Bedroom Three

9'8" x 8'3" (2.95m x 2.53m)

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

## Bedroom Two

10'8" x 8'0" (3.27m x 2.45m)

UPVC double glazed window to front, fitted carpet, radiator, built-in wardrobes.

## Bedroom Four

9'4" x 8'3" (2.86m x 2.52m)

UPVC double glazed window to rear, fitted carpet, radiator, built in wardrobes.

## Bathroom

8'2" x 5'6" (2.49m x 1.70m)

UPVC double glazed opaque window, radiator, vinyl flooring, mainly tiled walls, modern white suite comprising of shaped shower bath with mains twin head shower and glass screen, pedestal wash hand basin, wc.

## Outside

The open plan front garden has shrubs, ornamental trees, driveway providing parking for 2 cars side by side leading to garage.

The rear garden approx 35' has block paved patio, awns, borders, timber shed, external water tap, fully fenced boundaries, gated side access.

## Garage

16' x 8' (4.88m x 2.44m)

Single integral garage with up & over door, light & power .

## 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))

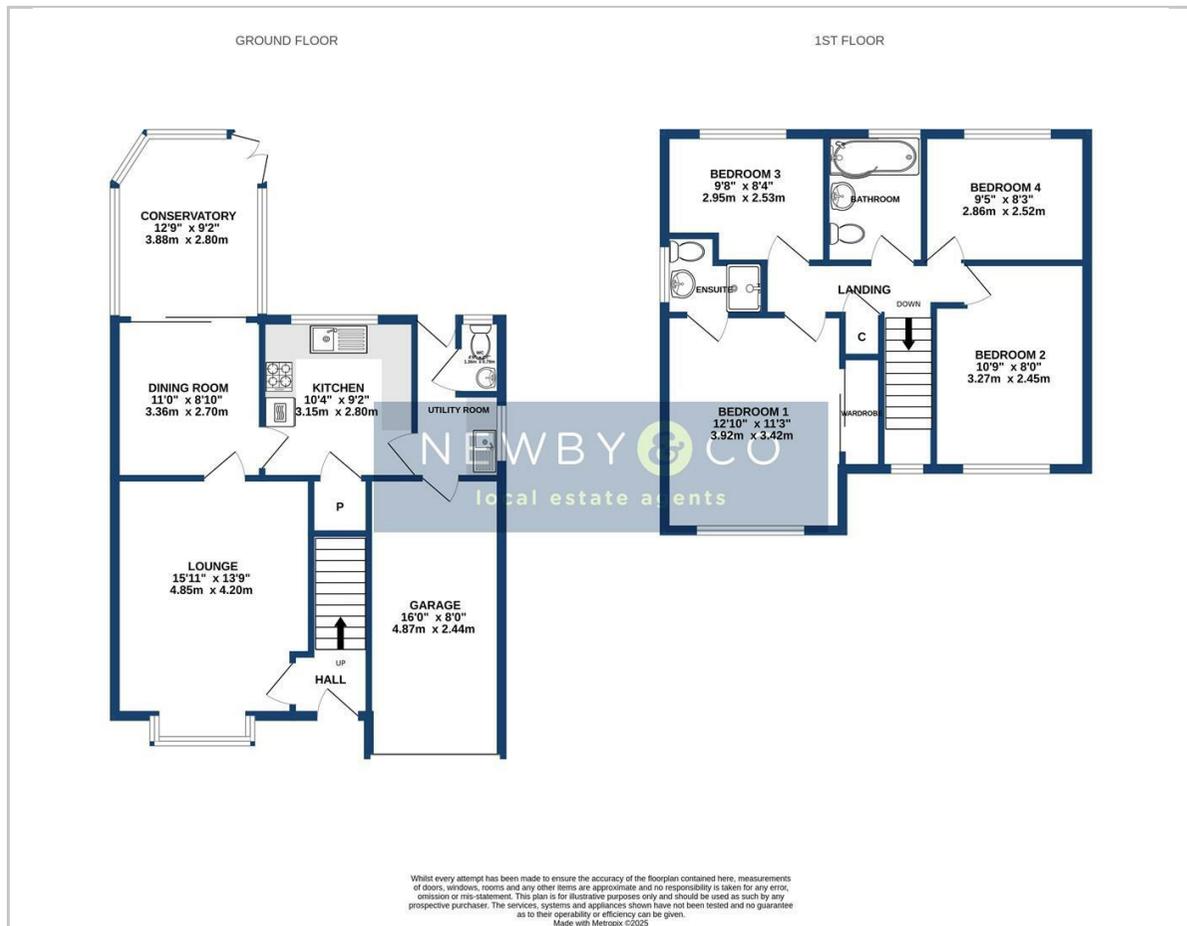
It has a Council Tax Band of D which means a charge of £2373.17 for tax year ending March 2026

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

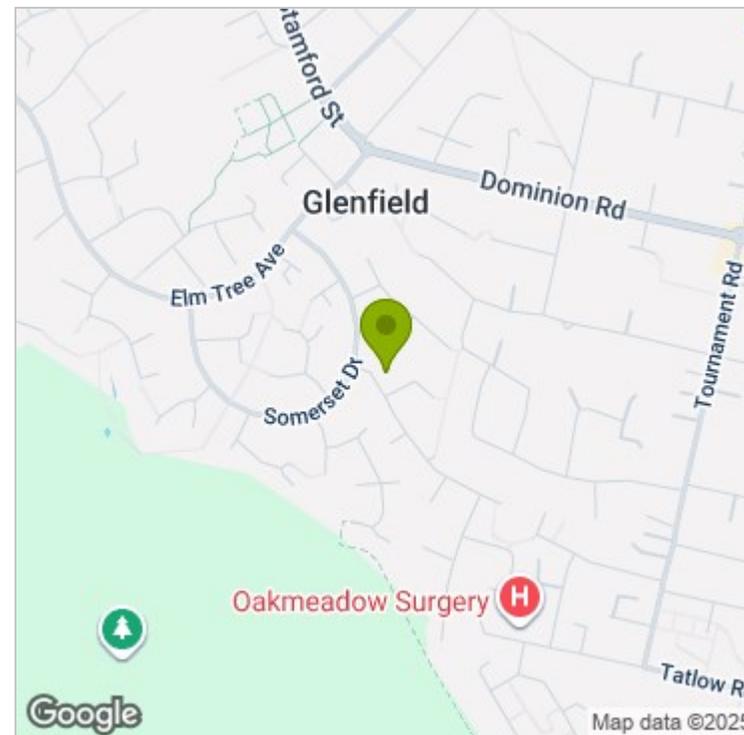


## Viewing

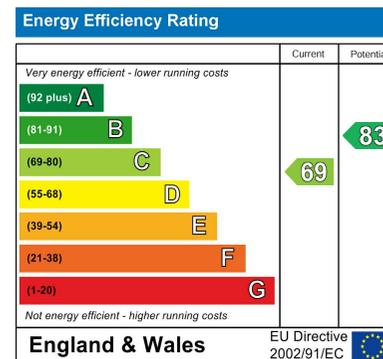
Please contact our Glenfield Office on 0116 2990 990 if you wish to arrange a viewing appointment for this property or require further information.

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## Area Map



## Energy Efficiency Graph



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