



42 Treasure Close  
Glenfield, LE3 8LT

£225,000



## 42 Treasure Close

Glenfield, Leicester, LE3 8LT

A well presented 2 bedroom early 1960's built semi-detached bungalow in popular residential cul-de-sac close to amenities and with a covered car port and a garage. The property benefits from full gas central heating by a Worcester boiler, double glazing and is offered for sale with no upward chain. Accommodation briefly comprises of entrance hall, lounge, fitted kitchen, lean to sun lounge, 2 good sized bedrooms with robes in master, wetroom. Driveway, carport & garage, private rear gardens. Freehold. No Upward Chain! Popular part of Glenfield close to shops, schools and public transport. Council Tax Band B

### Entrance Hall

Aluminium double glazed entrance door and window, meter cupboard, access to loft, radiator.

### Lounge

14'11" x 10'9" (4.56m x 3.30m)

Aluminium double glazed sliding patio doors to sun lounge, radiator, fitted carpet, gas fire set in marble effect fireplace with wooden surround.

### Breakfast-Kitchen

11'11" x 10'11" (3.64m x 3.34m)

Double glazed window to rear, radiator, door to rear. Fitted with a range of base, drawer & eye level units, work surfaces with tiled surrounds. Provision for cooker and space for other appliances. Recessed storage cupboard with louvre fronted doors and housing wall mounted combi boiler.

### Lean to Sun Lounge

Built of a brick base with aluminium double glazed windows, hardwood doors to rear & side, polycarbonate roof.

### Bedroom One

11'4" x 11'0" (3.46m x 3.37m)

A good sized double bedroom with a wealth of wardrobes. Double glazed window to front, fitted carpet, radiator, built-in wardrobes, overhead storage.

### Bedroom Two

10'9" x 7'7" (3.30m x 2.32m)

Double glazed window to front, fitted carpet, radiator.

### Wet Room

6'6" x 5'8" (1.99m x 1.74m)

A modern well appointed wetroom. Double glazed opaque window, radiator, mainly tiled walls, electric shower set behind glass screen with grab rails, wash hand basin, wc.

### Outside

The front of the property has a garden with shrubs and a gravelled area. A block paved driveway provides hard standing for at least three cars leading to carport and a sectional garage with up-and-over door. There is an outside tap under the carport.

The rear garden is approx 25' and is mainly paved for ease of maintenance with shrubs and a gravelled area. Fully fenced boundaries and not overlooked.

### 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))

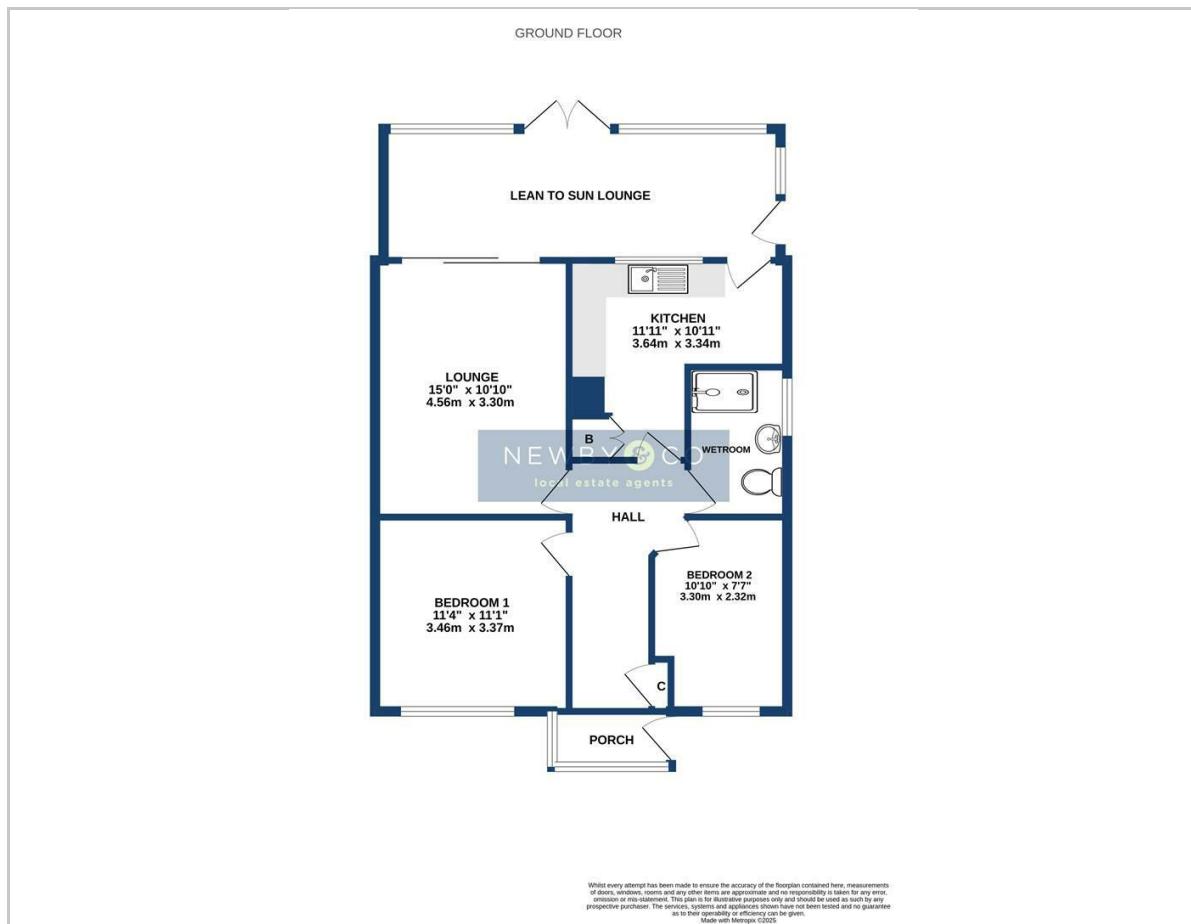
It has a Council Tax Band of B which means a charge of £1845.80 for tax year ending March 2026

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

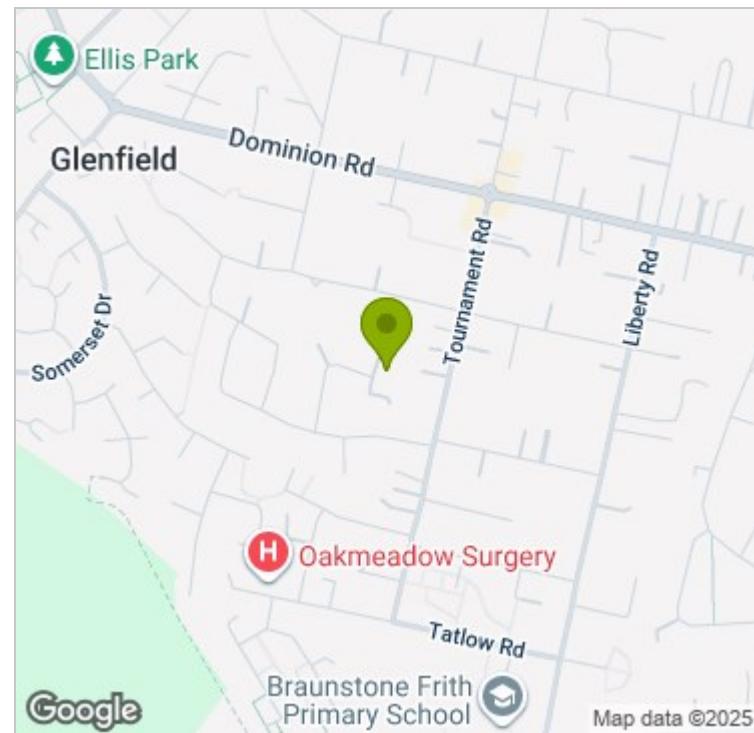
For more information regarding school catchment areas please go to [www.leicestershire.gov.uk/education-and-children/schools-colleges-and-academies/find-a-school](http://www.leicestershire.gov.uk/education-and-children/schools-colleges-and-academies/find-a-school)



## Floor Plan



## Area Map



## 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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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## Energy Efficiency Graph

