



136 Station Road
Glenfield, LE3 8BR

£184,995



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Glenfield, Leicester, LE3 8BR

A well maintained 3 bedroom Victorian villa situated in prominent location close to the excellent amenities of this popular village. The property benefits from full gas central heating (boiler approx 5 years old) UPVC double glazing, overhauled roof. The accommodation comprises on the ground floor, lounge, dining room, breakfast kitchen, rear lobby, bathroom. Upstairs there is a passaged landing leading to 3 bedrooms. Yard to rear. Glenfield has an excellent range of shops including the new Morrisons store, schools, major road links and good public transport. Offered for sale with no upward chain! Freehold

Lounge

13'6 x 11'6 (4.11m x 3.51m)

The first of two good sized reception rooms with features which reflect the original character of a Victorian villa. Hardwood entrance door, UPVC double glazed bay window to front, radiator, fitted carpet, chimney breast, original cornice to ceiling and dado rails, meter cupboard housing electrical consumer unit.

Dining Room

14'9 x 11'8 (4.50m x 3.56m)

The second reception room facing the rear aspect is even bigger. Floor to ceiling UPVC double glazed window, fitted carpet, radiator, chimney breast, door to enclosed staircase.

Breakfast Kitchen

13'6 x 6'6 (4.11m x 1.98m)

A particularly good sized fitted kitchen. Two UPVC double glazed windows to side, tiled floor, fitted with a range of base, drawer and eye level units, work surfaces and fully tiled walls. There is space and provision for all usual appliances, radiator.

Rear Lobby

A rear lobby which links the kitchen and the bathroom, has a tiled floor, tall storage cupboard, hardwood door to rear yard.

Bathroom

7' x 6'4 (2.13m x 1.93m)

A downstairs bathroom with UPVC double glazed opaque window, tiled floor, fully tiled walls, panelled bath with electric shower over, pedestal wash hand basin, wc, chrome heated towel rail.

Outside

There is a small gravelled forecourt to the front of the property with a low wall.

To the rear of the property is a small paved yard with a gated rear access. No neighbouring properties have access across the yard.

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)

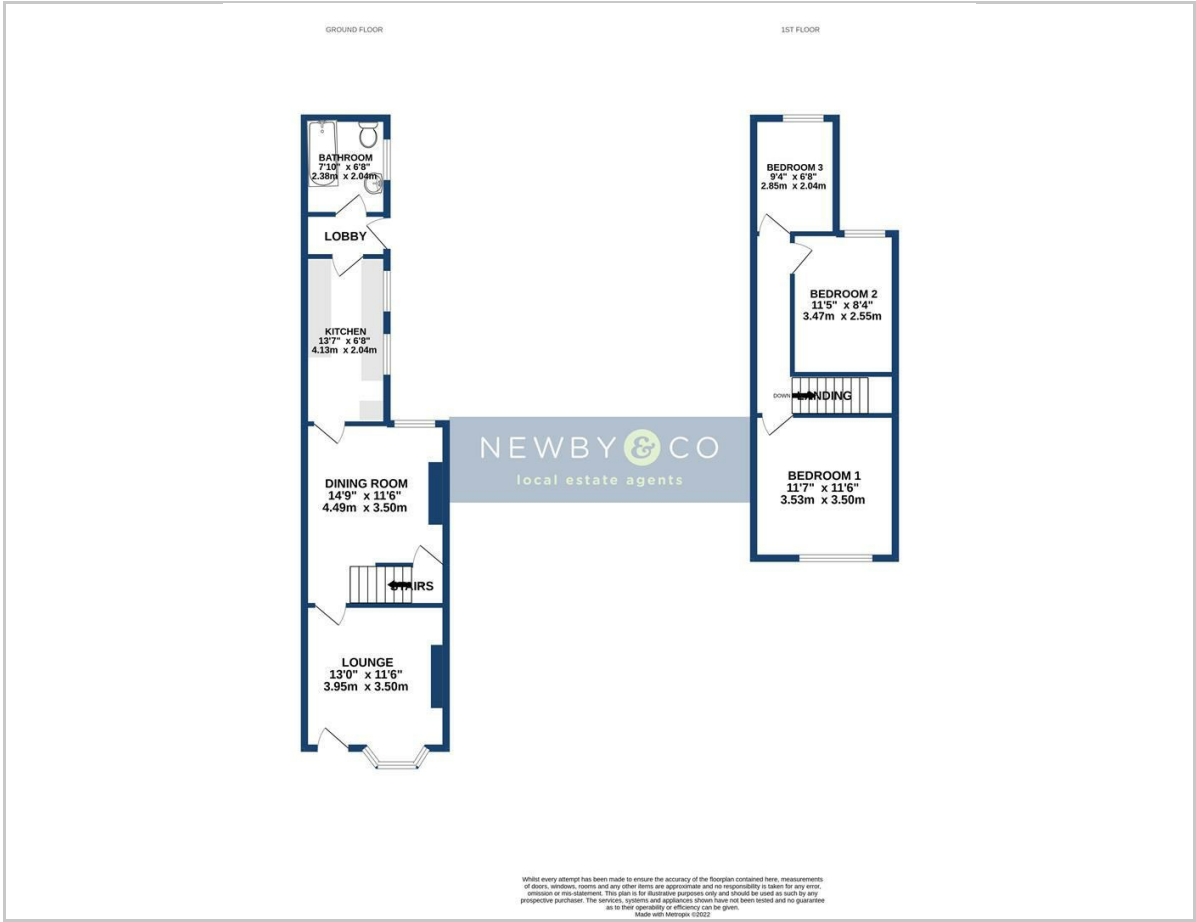
It has a Council Tax Band of B which means a charge of £1600.10 for tax year ending March 2023

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



Viewing

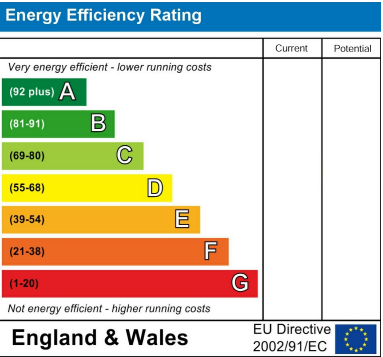
Please contact our Glenfield Office on 0116 2990 990 if you wish to arrange a viewing appointment for this property or require further information.

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.

Area Map



Energy Efficiency Graph



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