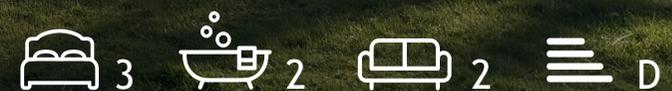




6 Gynsills Hall Stelle Way  
Glenfield, LE3 8HP

£210,000



## 6 Gynsills Hall Stelle Way

Glenfield, Leicester, LE3 8HP

A well maintained ground floor apartment in this highly sought after development with gated parking, long 999 year lease and well placed for excellent shopping, Glenfield hospital, bus routes to city and major road links via A50, A46 & M1/M69. The development was built in 2001 by David Wilson Homes, this apartment is tastefully decorated with neutral carpets throughout. The good sized accommodation with electric heating and UPVC double glazing comprises of hall, 15' lounge, separate dining/sitting room, fitted dining kitchen incl oven/hob, 3 bedrooms, ensuite shower room, family bathroom. Well kept communal gardens, nearby nature reserve, allotted parking space. No Upward Chain! Early viewing highly recommended! Leasehold with long lease. Council Tax Band D

### Entrance Hall

A long L-shaped entrance hall. Hardwood entrance door, neutral fitted carpet, electric storage heater, cloaks cupboard and additional airing cupboard with hot water cylinder.

### Lounge

15'4" x 13'5" (4.68m x 4.11m)

A delightful bright and airy dual aspect living room with twin doors leading into the separate dining room. Two UPVC double glazed windows overlooking the extensive grounds, neutral fitted carpet, electric storage heater.

### Dining Room

11'10" x 10'5" (3.61m x 3.18m)

UPVC double glazed window, neutral fitted carpet, electric storage heater. This room is currently used as a gym demonstrating the flexibility of use.

### Breakfast-Kitchen

11'8" x 11'3" (3.58m x 3.44m)

A good sized well equipped breakfast-kitchen. UPVC double glazed window, vinyl flooring, spotlights, fitted with a modern range of base, drawer & eye level units, work surfaces with tiled surrounds, one and a half bowl stainless steel sink unit with mixer taps. Built-in electric double oven, electric hob with extractor hood. Provision for washing machine and dishwasher.

### Bedroom One

13'5" x 10'10" max (4.10m x 3.31m max)

UPVC double glazed window, fitted carpet, built-in wardrobes, electric panel heater.

### En-suite Shower Room

Heated towel rail, vinyl flooring, extractor fan, a white modern suite comprising of shower cubicle with electric shower, pedestal wash hand basin, wc.

### Bedroom Two

13'5" x 11'3" (4.11m x 3.45m)

UPVC double glazed window, fitted carpet, electric storage heater.

### Bedroom Three

10'5" x 7'3" (3.20m x 2.21m)

UPVC double glazed window, fitted carpet, electric panel heater. Used by the current owners as a study.

### Bathroom

6'11" x 6'3" (2.11m x 1.93m)

Half tiled walls, tiled floor, heated towel rail, extractor fan, a modern white suite comprising of panelled bath, pedestal wash hand basin, wc.

### Outside

The apartment block is situated in extensive grounds with mature trees which is well maintained by the management company. There is one allocated parking space within the fully enclosed and gated car park plus ample visitor spots.

### 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))

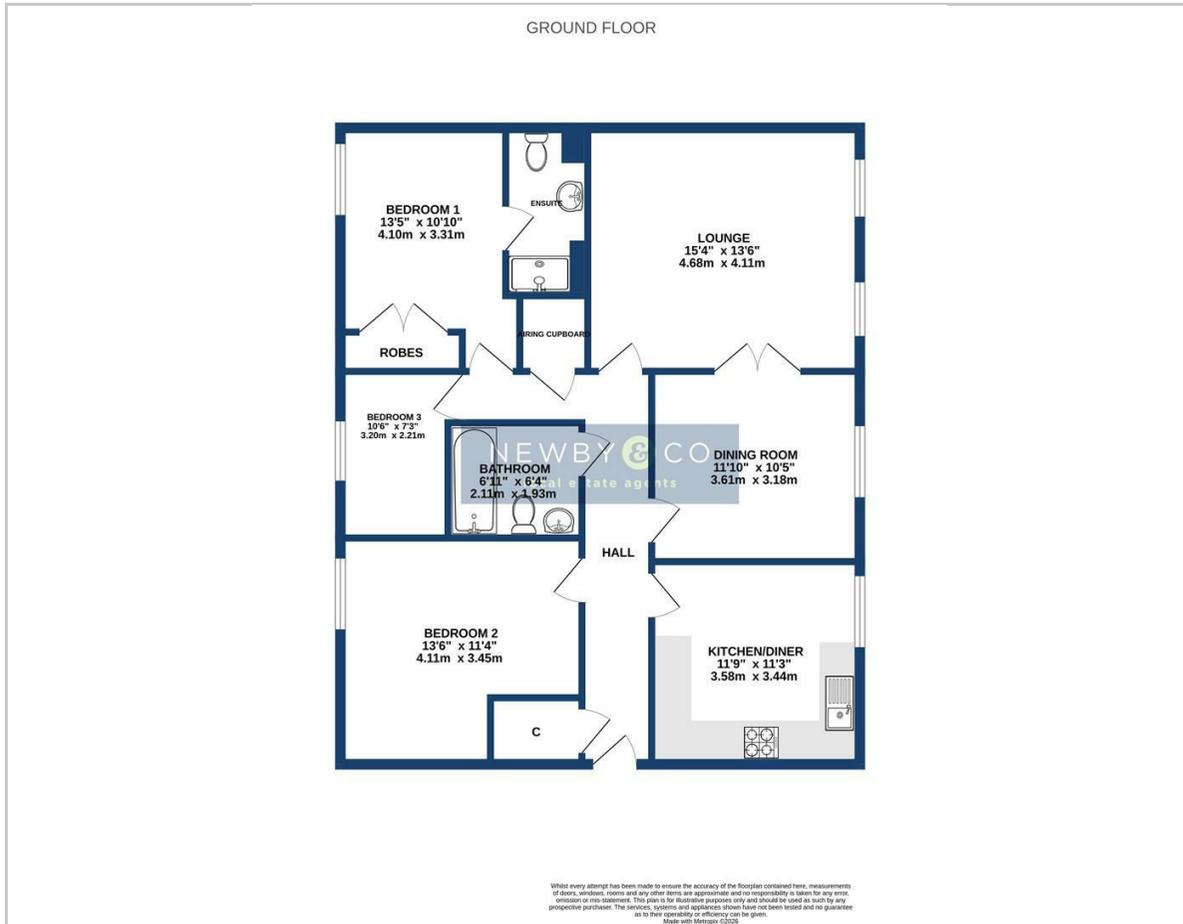
It has a Council Tax Band of D which means a charge of £2,373.17 for tax year ending March 2026

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

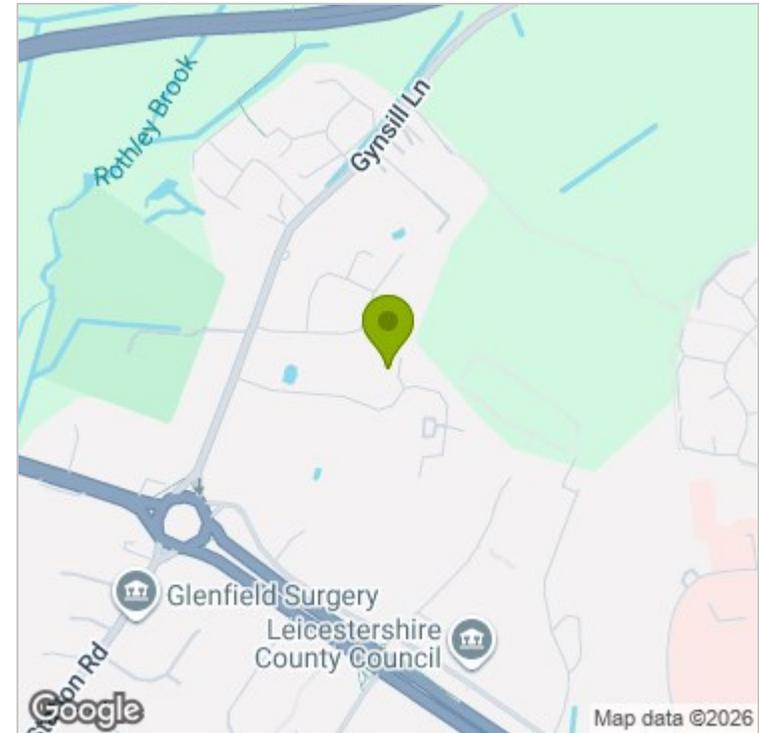


## Viewing

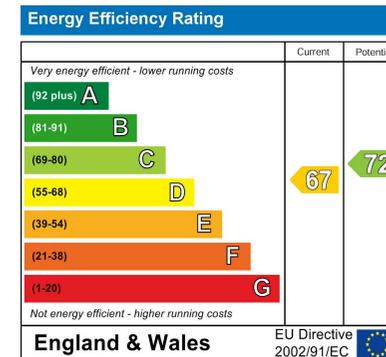
Please contact our Glenfield Office on 0116 2990 990 if you wish to arrange a viewing appointment for this property or require further information.

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



88 Faire Road, Glenfield,  
Leics, LE3 8ED  
Tel: 0116 2990 990  
Email: sales@newbyandco.co.uk  
newbyandco.co.uk



**NEWBY & CO**  
local estate agents