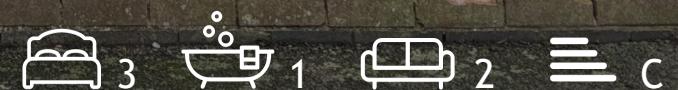




22 Wellesbourne Drive  
Glenfield, LE3 8PN

£270,000



## 22 Wellesbourne Drive

Glenfield, Leicester, LE3 8PN

A traditional Jelson 3 bed semi detached family home situated on a generous corner plot offering tremendous potential to extend (subject to usual consent). The property is situated in a particularly popular location close to the nearby Hall County primary school. The property benefits from full gas central heating, UPVC double glazing, offers scope for further improvement. To the ground floor: porch & entrance hall, lounge, dining room, kitchen. First floor, landing, 3 bedrooms, bathroom with shower over bath. Corner plot gardens, driveway. Glenfield offers easy access to schools, shops, Glenfield Hospital, major roads & transport links, open countryside. Early viewing highly recommended. Freehold. Council Tax band C

### Porch

UPVC double glazed entrance door.

### Entrance Hall

Hardwood inner door with stained glass insert, stairs to first floor, fitted carpet, radiator, meter cupboard.

### Lounge

16'10" x 10'11" (5.15m x 3.34m)

A spacious living room being open plan through to dining room and having the trademark Jelson triangular chimney breast. UPVC double glazed bay window to front, fitted carpet, electric fire set in attractive marble effect fireplace with wooden surround, radiator.

### Dining Room

9'1" x 8'9" (2.78m x 2.67m)

Aluminium double glazed sliding patio doors, fitted carpet, radiator.

### Kitchen

10'4" x 8'1" (3.17m x 2.47m)

UPVC double glazed single door to side, UPVC double glazed window to rear, fitted with a basic range of base, drawer & eye level units, stainless steel sink unit with mixer taps, work surfaces, half tiled walls, chrome heated towel rail. Wall mounted Ideal boiler, built-in pantry store with UPVC window.

### First Floor Landing

UPVC double glazed window to side, fitted carpet, access to loft.

### Bedroom One

13'11" x 9'11" (4.25m x 3.03m)

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

### Bedroom Two

12'3" x 11'3" (3.74m x 3.43m)

UPVC double glazed window to rear, fitted carpet, radiator, recessed storage cupboard.

### Bedroom Three

7'11" x 7'1" (2.42m x 2.16m)

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

### Bathroom

UPVC double glazed opaque window, three piece suite comprising of panelled bath with electric shower over, pedestal wash hand basin, wc, chrome heated towel rail.

### Outside

Walled gardens to front and side with shrubs and bushes. There is a driveway for hard standing of two cars.

The rear gardens comprise of paved patio, lawns, borders, fully fenced boundaries, timber shed

### 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))

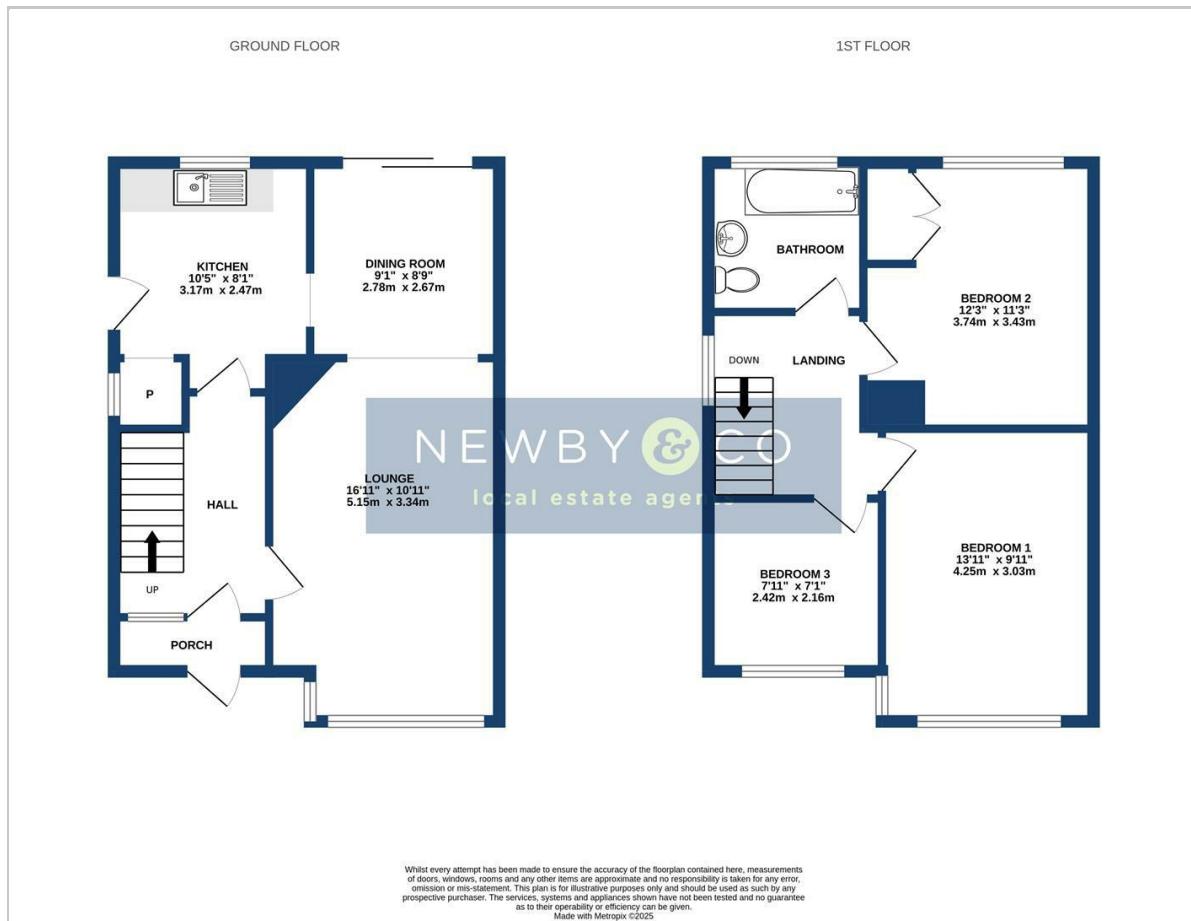
It has a Council Tax Band of C which means a charge of £2109.49 for tax year ending March 2026

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



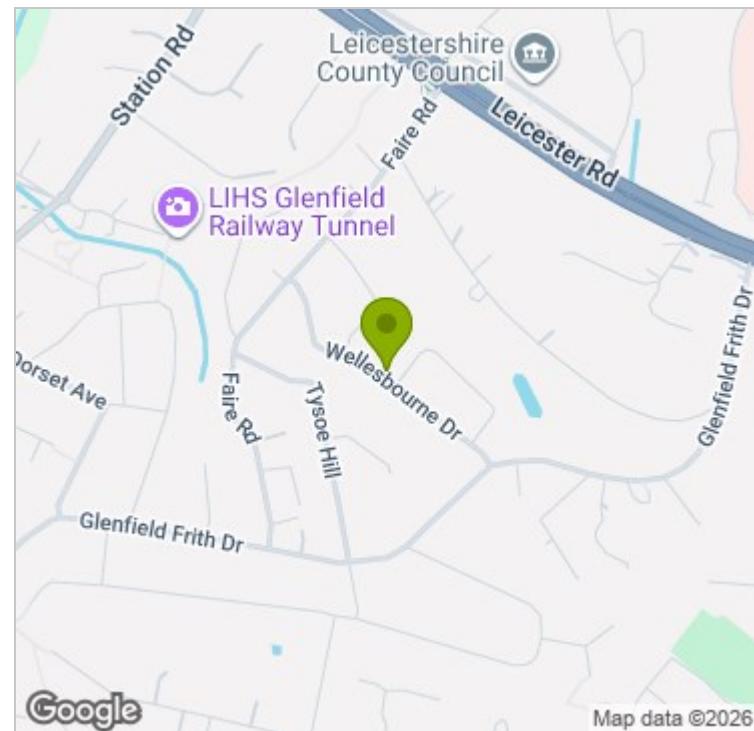
## Viewing

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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## Area Map



## Energy Efficiency Graph

