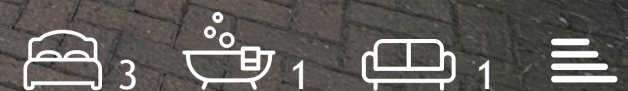




53 Triumph Road
Glenfield, LE3 8FS
£265,000



53 Triumph Road

Glenfield, Leicester, LE3 8FS

Traditional fifties built 3 bedroom semi detached family home in generally good order but in need of some cosmetic improvement. The property with good sized accommodation with full gas central heating (18 month old combi boiler) majority UPVC double glazing. The accommodation comprises porch, hall, lounge-diner, kitchen. Upstairs, landing, 3 bedrooms, shower room. Driveway, detached garage, private gardens to rear. Freehold - no upward chain. Council Tax Band C

Porch

UPVC double glazed sliding entrance door.

Entrance Hall

UPVC double glazed entrance door, UPVC window to side, fitted carpet, stairs to first floor, radiator.

Lounge-Diner

23'11" x 11'1" (7.30 x 3.40)

UPVC double glazed bay window to front, radiator, fitted carpet, electric fire, UPVC double glazed sliding patio doors to rear.

Kitchen

8'10" x 6'4" (2.70 x 1.95)

UPVC double glazed single door to side, UPVC double glazed window to rear, vinyl flooring, fitted with a range of base, drawer & eye level units, work surfaces, stainless steel sink unit with mixer tap. Provision for cooker, washing machine. Pantry store with UPVC double glazed window.

First Floor Landing

Opaque window to side, fitted carpet, access to loft with retractable ladder.

Bedroom One

11'3" x 11'1" (3.45 x 3.40)

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

Bedroom Two

11'3" x 10'11" (3.44 x 3.330)

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

Bedroom Three

7'11" x 6'5" (2.42 x 1.97)

UPVC double glazed window to front, radiator, combination boiler.

Shower Room

7'1" x 6'3" (2.17 x 1.92)

UPVC double glazed opaque window, recently remodelled chrome heated towel rail, waterproof wallboarding, extractor fan, walk-in shower enclosure with electric twin head shower, wash hand basin, wc. Airing cupboard.

Outside

The front of the property has a walled boundary, block paved driveway leading to single sectional garage.

The rear garden has paved patio, flower beds, lawn, timber shed, external water tap, fully fenced boundaries, gated side access.

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)

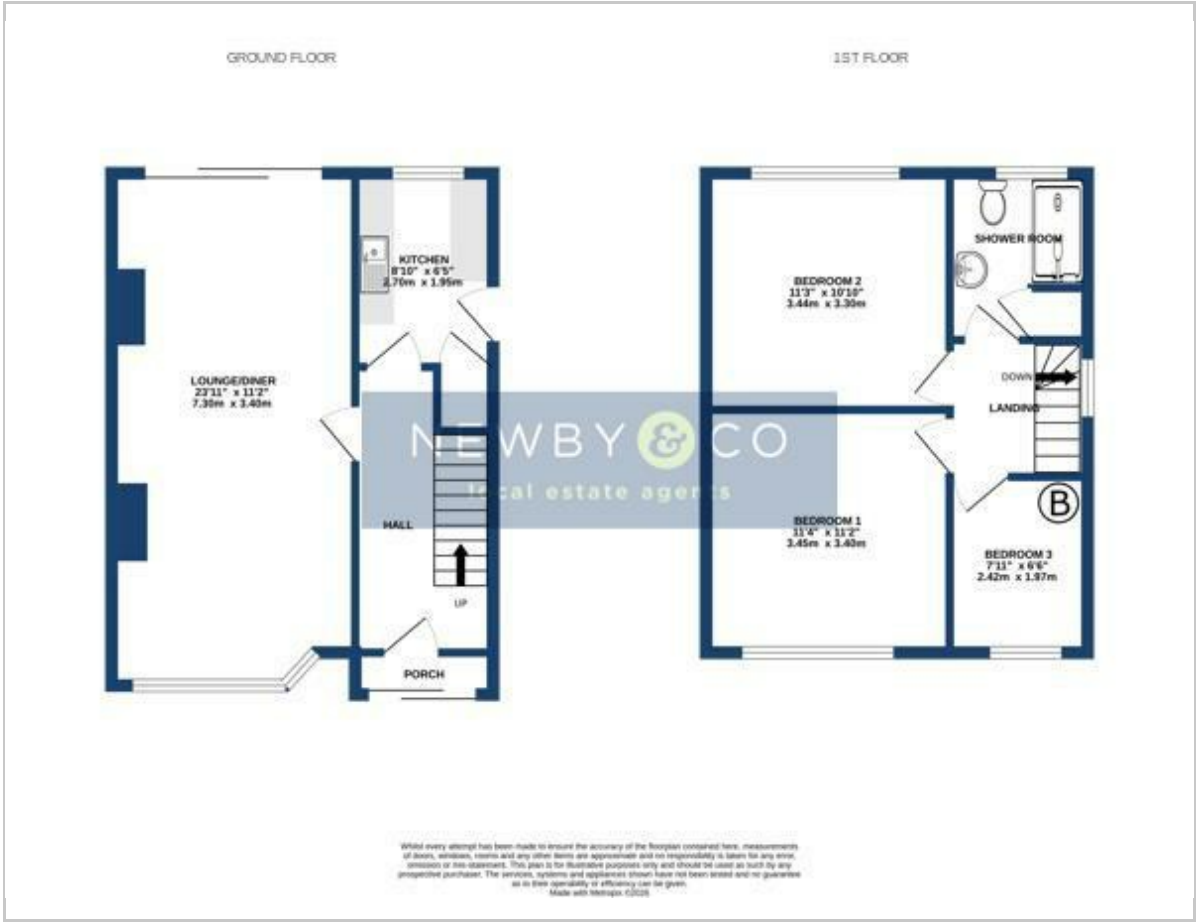
It has a Council Tax Band of C which means a charge of £2179.90 for tax year ending March 2027

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

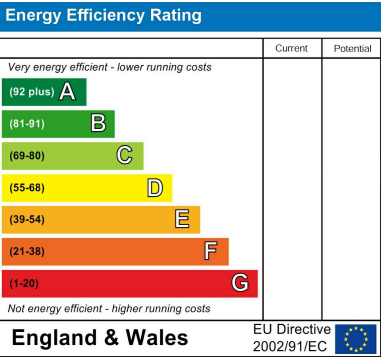
Please contact our Glenfield Office on 0116 2990 990 if you wish to arrange a viewing appointment for this property or require further information.

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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