



12 Stamford Street  
Glenfield, LE3 8DL

£265,000



# 12 Stamford Street

Glenfield, Leicester, LE3 8DL

A well proportioned traditional semi-detached family home situated close to the heart of the village and convenient for Morrisons store, excellent schools, open countryside and links to major road. The property benefits from full gas central heating (combi boiler), UPVC double glazing, a modern fitted kitchen with oven/hob. The spacious accommodation briefly comprises of entrance hall, lounge, UPVC conservatory, separate dining room, cloaks/wc, kitchen. First floor landing, 3 bedrooms, bathroom with contemporary white suite, sep wc. Corner plot with driveway for 2 cars and approx 40' garden. Freehold. Council Tax band B

## Entrance Hall

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

## Lounge

14'9" x 9'10" (4.50m x 3.02m)

UPVC double glazed window to front, radiator, fitted carpet, UPVC double glazed French doors to conservatory.

## Conservatory

12'3" x 10'7" (3.75m x 3.25m)

UPVC double glazed, polycarbonate roof, French doors.

## Dining Room

14'3" x 9'10" (4.35m x 3.02m)

UPVC double glazed windows to front & side, radiator, fitted carpet, recessed spotlights, coving to ceiling.

## Kitchen

14'3" x 8'0" (4.35m x 2.44m)

UPVC double glazed single door to rear, UPVC double glazed window to side & rear, tiled flooring, recessed spotlights, wall mounted combi boiler, fitted with a range of base, drawer & eye level units, work surfaces, tiled splashback, stainless steel sink unit with mixer tap. Built in electric oven, electric hob. Provision for washing machine.

## Cloaks/wc

Tiled flooring, wash hand basin, wc.

## First Floor Landing

UPVC double glazed window, radiator.

## Bedroom One

14'2" x 11'3" (4.34m x 3.44m)

UPVC double glazed window to front, fitted carpet, radiator, recessed spotlights, deep recessed cupboard.

## Bedroom Two

10'3" x 9'6" (3.13m x 2.92m)

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

## Bedroom Three

11'1" x 7'7" (3.38m x 2.33m)

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

## Bathroom

7'1" x 4'11" (2.16m x 1.50m)

UPVC double glazed opaque window, radiator, tiled flooring, mainly tiled walls, spotlights to ceiling, panelled bath with mains shower over, glass screen, pedestal wash hand basin.

## Separate wc

UPVC double glazed opaque window, wc, extractor fan, tiled flooring.

## Outside

A gravelled driveway providing 2 cars side by side off The Avenue. The side garden has patio, lawn, fenced and walled boundaries.

## 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))

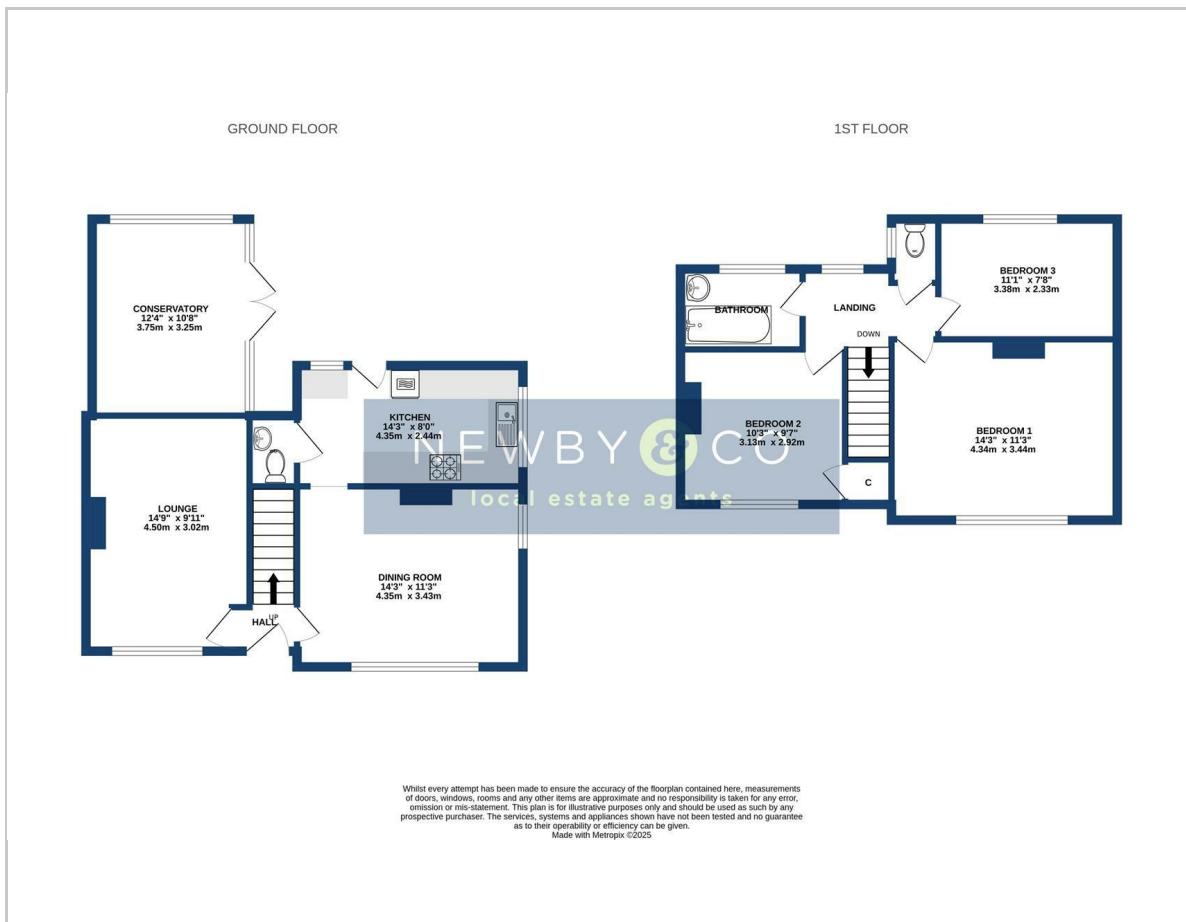
It has a Council Tax Band of B which means a charge of £1845.80 for tax year ending March 2026

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



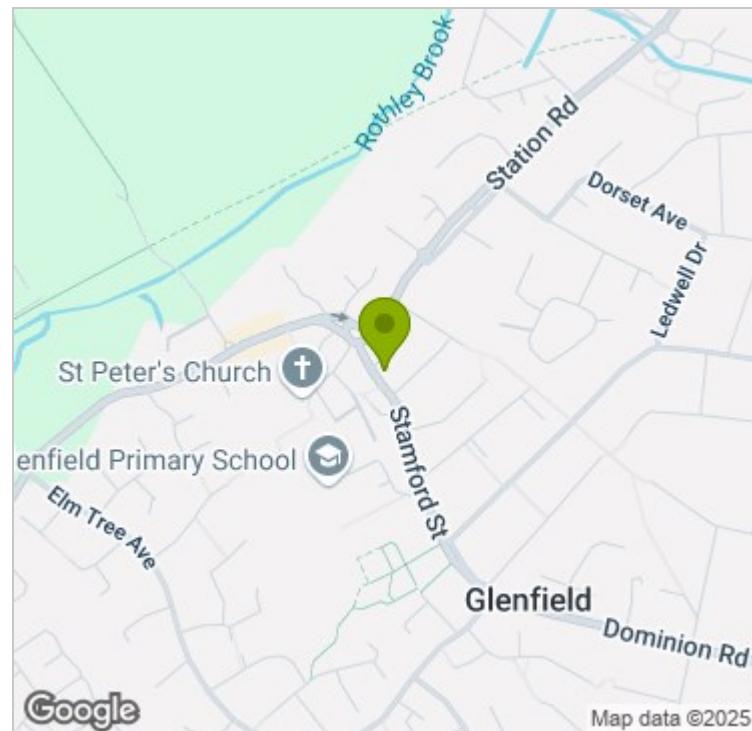
## Viewing

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

