



1 Poachers Close  
Glenfield, LE3 8SF

£295,000



# 1 Poachers Close

Glenfield, Leicester, LE3 8SF

A beautifully presented modern 3 bedroom semi-detached house, built by the reputable builder Underwood Homes, situated on a good sized corner plot with driveway & garage. The property is situated in a much sought after residential cul-de-sac location close to excellent amenities, schools and major road links. Full gas central heating (4 year old boiler serviced regularly), UPVC double glazing, pvc fascia. Tastefully decorated accommodation comprises of hall, cloaks/wc, lounge, kitchen-diner with oven/hob. Upstairs, landing, 3 bedrooms, modern shower room. front and side gardens, private rear gardens, driveway & garage to rear. Highly recommended! Freehold. Council Tax Band C

## Entrance Hall

Composite double glazed entrance door, UPVC double glazed window to side, laminate flooring, carpeted stairs to first floor, radiator.

## Cloaks/wc

UPVC double glazed opaque window, laminate flooring, spotlights, wash hand basin, wc, heated towel rail.

## Lounge

13'8" x 13'5" (4.17 x 4.10)

UPVC double glazed bay window to front, radiator, laminate flooring, gas fire in attractive fireplace, under-stairs storage.

## Kitchen-Diner

16'10" x 9'8" (5.15 x 2.96)

UPVC double glazed window to rear, UPVC double glazed French doors, UPVC double glazed single door to side, laminate flooring two radiators. Fitted with a range of base, drawer & eye level units, work surfaces, tiled splashback, composite sink unit with mixer tap. Built-in fan assisted double oven and grill, induction hob with extractor hood.

## First Floor Landing

UPVC double glazed window to side, fitted carpet, access to loft, airing cupboard housing Glowworm combination boiler.

## Bedroom One

11'8" x 9'8" (3.57 x 2.96)

UPVC double glazed window to front, radiator, fitted carpet, built-in wardrobes.

## Bedroom Two

10'7" x 10'2" (3.25 x 3.10)

UPVC double glazed window to rear, fitted carpet, radiator, built-in wardrobes.

## Bedroom Three

8'6" x 6'11" (2.61 x 2.12)

UPVC double glazed window to front, laminate flooring, radiator.

## Shower Room

7'3" x 5'5" (2.22 x 1.66)

UPVC double glazed opaque window, heated towel rail, tiled flooring, mainly tiled walls, spotlights to ceiling, walk in shower enclosure with mains twin head shower, vanity wash hand basin, wc.

## Outside

" (5.34 x 2.75)

The open plan front garden has lawn and driveway leading to single detached brick built garage (17'6 x 9') with electric up & over door, light & power.

The rear garden has patio, lawns, borders, shrubs, external water tap, fenced and walled boundaries, gated rear 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.

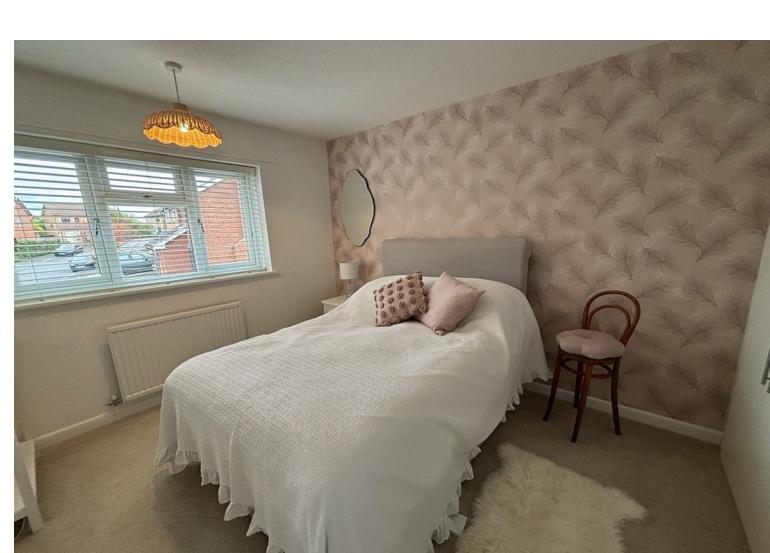
## Local Authority & Council Tax Info (Blaby)

This property falls within Blaby District Council ([blaby.gov.uk](http://blaby.gov.uk))

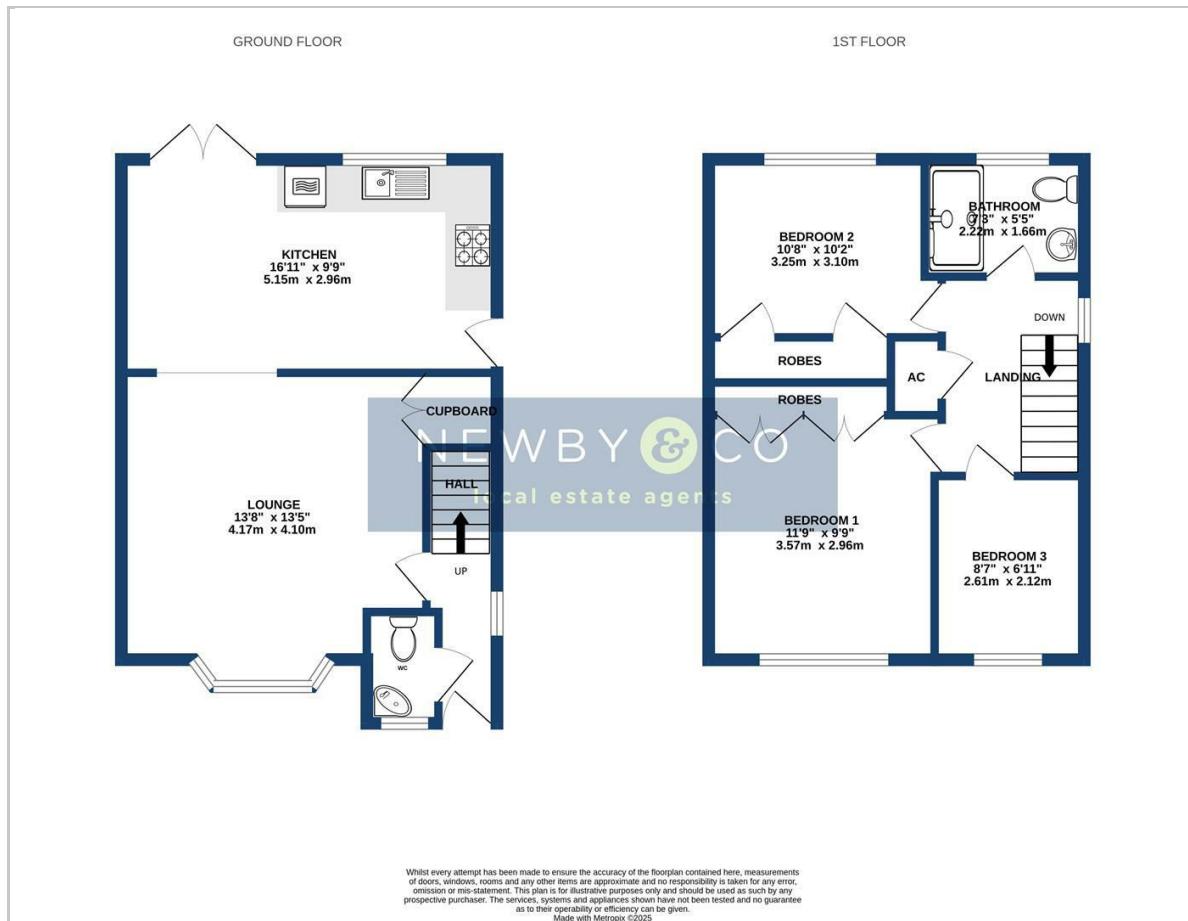
It has a Council Tax Band of C which means a charge of £2109.49 for tax year ending March 2026

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 firm's 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

