



6 Ernee Close  
Glenfield, LE3 8FW

£250,000



## 6 Ernee Close

Glenfield, Leicester, LE3 8FW

A well presented clean and tidy semi-detached Underwood built bungalow in one of the most sought after residential cul-de-sacs in the area. The property is well placed for the excellent shops, public transport links and amenities in the area. Full gas central heating, double glazed windows, owned solar panels, tastefully decorated with neutral carpets and good quality fixtures and fittings throughout. Entrance hall, approx 16' rear facing lounge, fitted kitchen with a full range of appliances, 2 good sized bedrooms each with a wealth of storage, shower room with modern white suite. Driveway for two cars and brick garage, private South facing rear gardens. Freehold - Offered for sale with no chain, early viewing advised. Council tax band B

### Entrance Hall

Double glazed composite entrance door, access to loft, cupboard housing Worcester combination boiler, radiator.

### Lounge-Diner

15'10" x 11'8" (4.85m x 3.57m)

A delightful living room with ample space for a table and chairs. Sliding patio doors to rear, gas fire, two radiators, laminate flooring.

### Kitchen

9'10" x 7'9" (3.00m x 2.38m)

A well equipped kitchen with a range of modern units and good quality appliances. UPVC double glazed window to side, UPVC double glazed single door to rear, radiator. Fitted with a range of modern stylish base, drawer & eye level units, work surfaces, tiled splashback. Built-in Bosch electric fan assisted electric oven, induction hob with extractor hood, integrated dishwasher, fridge/freezer, washing machine, microwave.

### Bedroom One

10'9" x 8'8" (3.30m x 2.66m)

A good sized double bedroom with a wealth of storage. UPVC double glazed window to front, fitted carpet, radiator, built-in wardrobes.

### Bedroom Two

13'9" x 7'10" (4.20m x 2.40m)

Another good sized bedroom with a tremendous amount of built-in storage. UPVC double glazed window to front, radiator, built-in wardrobes.

### Shower Room

A modern clean fresh shower room to suit the property. UPVC double glazed opaque window to side, radiator, extractor fan, walk-in shower enclosure with mains twin head shower, vanity wash hand basin, wc.

### Outside

The front of the property has a driveway providing parking for 2 -3 cars, garage (18' x 9'2) with up & over door, light & power.

The South facing rear garden has patio, fully fenced 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))

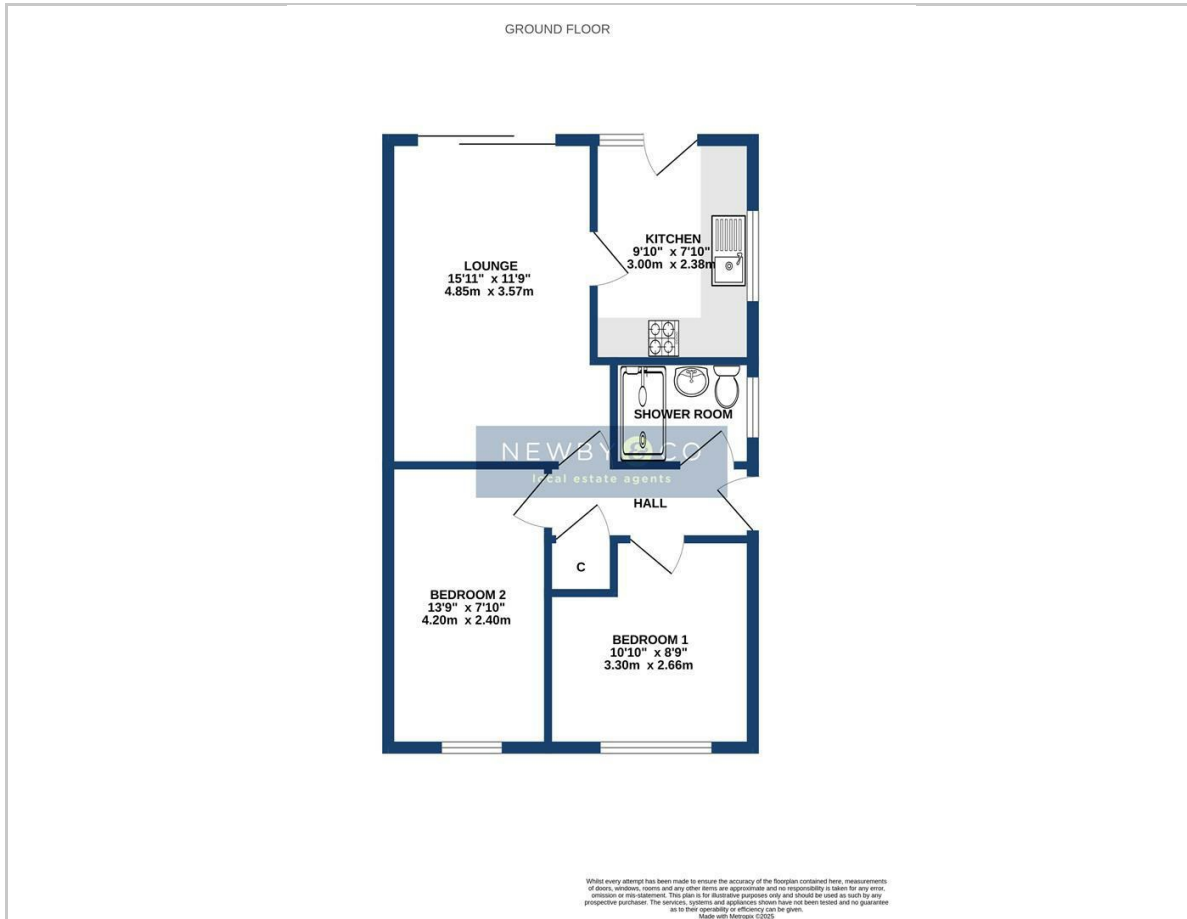
It has a Council Tax Band of B which means a charge of £1907.41 for tax year ending March 2027

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](http://www.leicestershire.gov.uk/education-and-children/schools-colleges-and-academies/find-a-school)



## Floor Plan

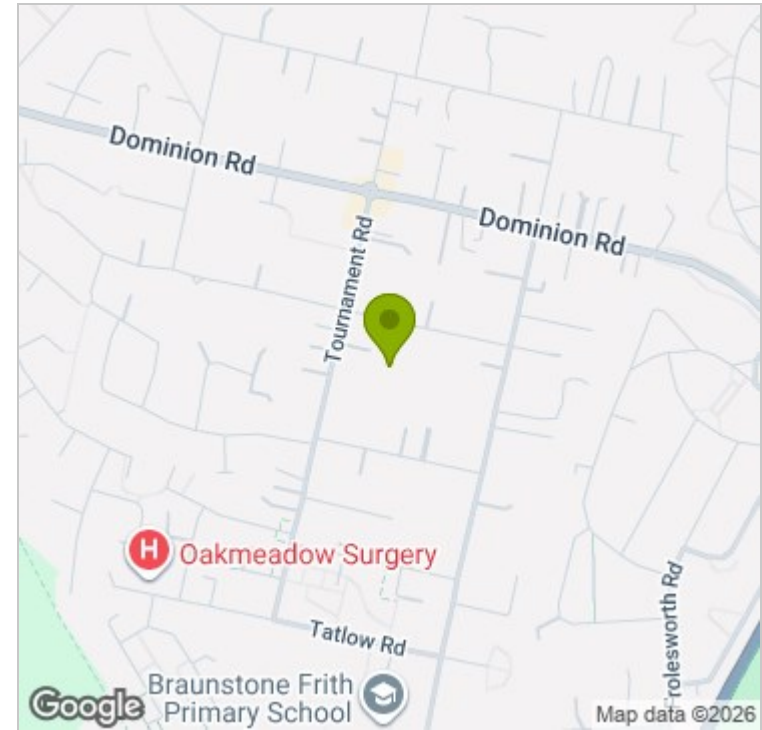


## Viewing

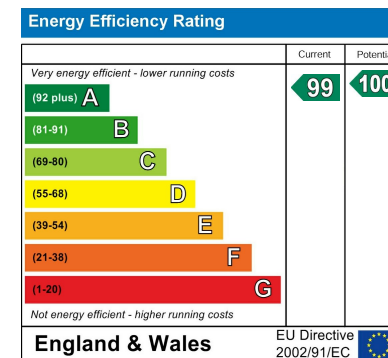
Please contact our Glenfield Office on 0116 2990 990 if you wish to arrange a viewing appointment for this property or require further information.

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