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local estate agents

89 Tatlow Road
Glenfield, LE3 8NF
£195,000

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89 Tatlow Road

Glenfield, Leicester, LE3 8NF

A fully modernised two bedroom semi detached home in popular residential location with no upward chain. The property benefits from gas central heating, UPVC double glazing, brand new fitted kitchen with oven/hob. The accommodation comprises hall, lounge & kitchen-diner. Upstairs, 2 bedrooms, bathroom with white suite. Driveway & garden to rear. Situated within easy reach of shops, schools, regular public transport and links to city centre. Freehold. Council tax band B

Entrance Hall

UPVC double glazed entrance door, laminate flooring, consumer unit, radiator.

Lounge

14'1" x 12'3" (4.30 x 3.75)

UPVC double glazed window to front, radiator, laminate flooring, coving to ceiling, stairs to first floor.

Kitchen-Diner

12'2" x 10'0" (3.71 x 3.05)

UPVC double glazed single door to side, two UPVC double glazed windows to rear, vinyl flooring, radiator, wall mounted Ideal Logic combination boiler. Fitted with a range of base, drawer & eye level units, work surfaces, breakfast bar, upstands, stainless steel sink unit with mixer tap. Provision for washing machine.

First Floor Landing

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

Bedroom One

12'3" x 10'6" (3.75 x 3.21)

UPVC double glazed window to front, fitted carpet, radiator, airing cupboard housing cylinder.

Bedroom Two

10'2" x 6'11" (3.12 x 2.11)

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

Bathroom

7'1" x 4'11" (2.17 x 1.51)

UPVC double glazed opaque window to rear, radiator, vinyl flooring, mainly tiled walls, panelled bath with shower over, wash hand pedestal, basin, wc.

Outside

The open plan front garden has lawn and driveway providing parking for one vehicle

The private rear garden which is approx 40' has patio, lawn, external water tap, fully fenced boundaries, gated side access.

Local Authority & Council Tax Info (Blaby)

This property falls within Blaby District Council (blaby.gov.uk)
It has a Council Tax Band of x which means a charge of £x 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

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 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.
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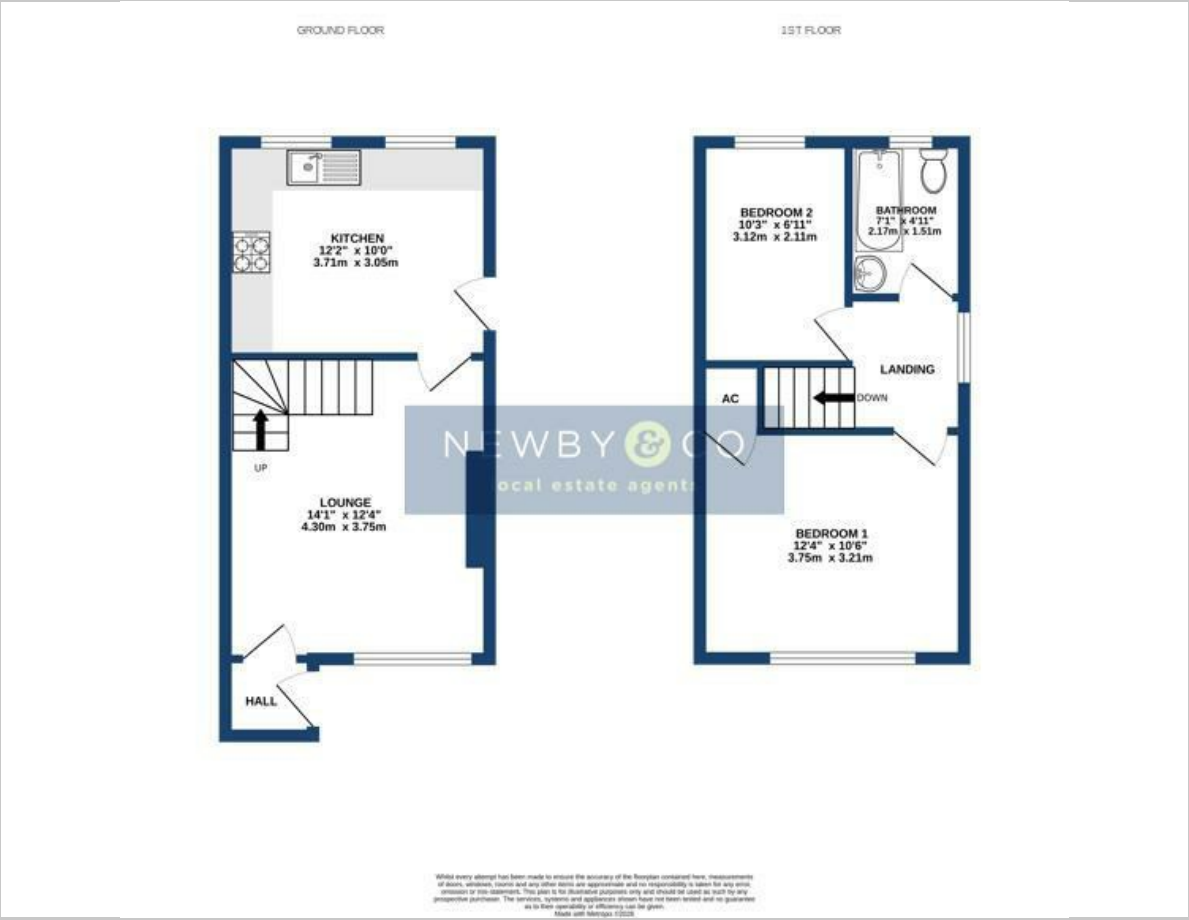
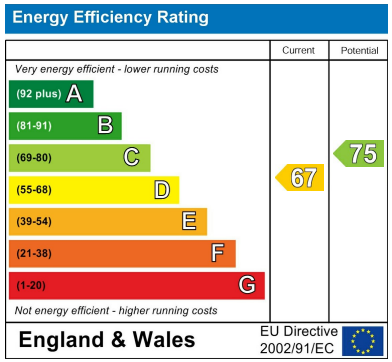
Floor Plan



Area Map

Energy Efficiency Graph



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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