



41 Station Road
Glenfield, LE3 8BU

£275,000



41 Station Road

Glenfield, Leicester, LE3 8BU

A beautifully presented 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 2023), UPVC double glazing, a newly fitted kitchen with oven/hob & dishwasher. The tastefully decorated accommodation briefly comprises of entrance hall, dining room, lounge, cloaks/wc, kitchen. First floor landing, 3 bedrooms, bathroom with contemporary white suite. Driveway for 2 cars side by side and approx 40' South-East facing garden to rear. Viewing highly recommended! Freehold. Council Tax band B

Entrance Hall

A welcoming entrance hall. UPVC double glazed entrance door, laminate flooring, carpeted stairs to first floor, radiator, under-stairs cupboard.

Cloaks/wc

UPVC double glazed opaque window, wash hand basin, wc.

Lounge

11'6" x 11'5" (3.52 x 3.50)

A cosy tastefully decorated living room at the rear of the property. UPVC double glazed window to rear, fitted carpet, radiator, attractive fireplace, picture rails.

Dining Room

11'6" x 10'11" (3.52 x 3.35)

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

Kitchen

9'3" x 7'1" (2.83 x 2.16)

A recently re-fitted kitchen with a modern range of units. UPVC double glazed window to rear, base, drawer & eye level units, work surfaces with modern tiled surrounds, stainless steel sink unit with mixer taps. Built-in electric double oven, gas hob with extractor hood, integrated dishwasher. Provision for washing machine. laminate flooring.

First Floor Landing

UPVC double glazed opaque window, fitted carpet, access to part boarded loft with retractable ladder and light.

Bedroom One

11'7" x 10'4" (3.54 x 3.17)

A generous sized double bedroom. UPVC double glazed window to rear, feature fireplace, fitted carpet, radiator, built-in wardrobes, overhead storage, bedside cabinets and chest of drawers.

Bedroom Two

11'7" x 10'10" (3.54 x 3.32)

Another double bedroom. UPVC double glazed window to front, radiator, laminate flooring, feature fireplace.

Bedroom Three

9'4" x 7'4" (2.86 x 2.26)

UPVC double glazed window to rear, fitted carpet, radiator, airing cupboard housing combination boiler (2023).

Bathroom

6'1" x 5'9" (1.86 x 1.76)

Recently refitted with a contemporary white suite. UPVC double glazed opaque window, vinyl flooring, fully tiled walls, spotlights to ceiling, extractor fan. Panelled bath with mains twin head shower over, vanity wash hand basin, wc.

Outside

The front of the property there is a block paved driveway for two cars side by side. There are shrubs and hedges.

The South East facing rear garden, approx 40' has decking, lawns, raised borders, block paved path, trees, shed, external water tap, fully fenced boundaries and 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)

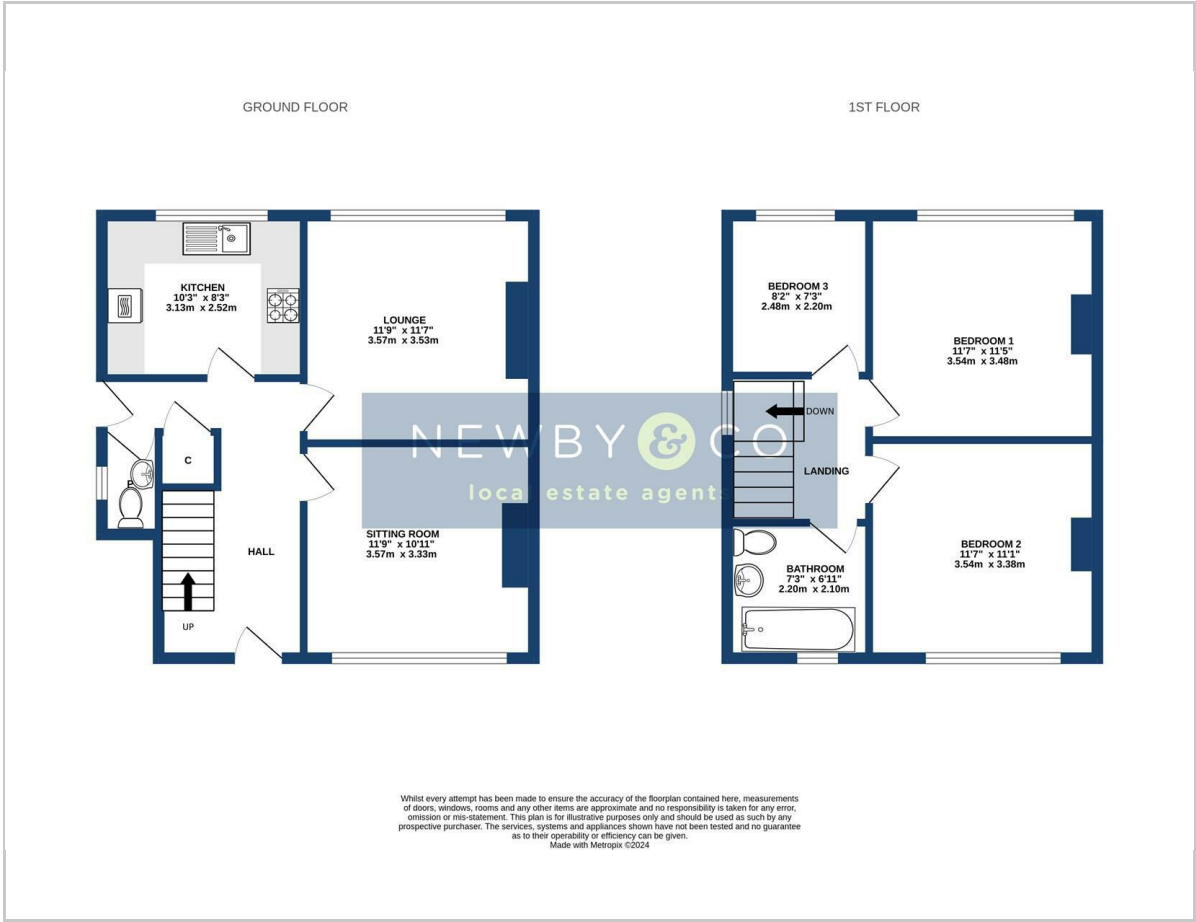
It has a Council Tax Band of B which means a charge of £1763.57 for tax year ending March 2025

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

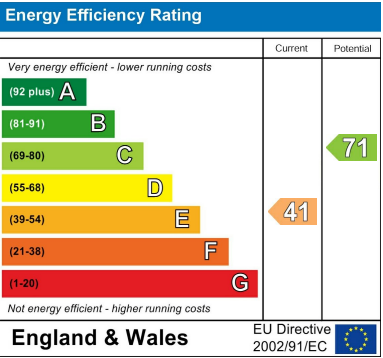
Please contact our Glenfield Office on 0116 2990 990 if you wish to arrange a viewing appointment for this property or require further information.

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



88 Faire Road, Glenfield,
Leics, LE3 8ED
Tel: 0116 2990 990
Email: sales@newbyandco.co.uk
newbyandco.co.uk



NEWBY & CO
local estate agents