



90 Station Road  
Glenfield, LE3 8BR

£175,000



# 90 Station Road

Glenfield, Leicester, LE3 8BR

A RENOVATION PROJECT IN NEED OF MODERNISATION & PRICED TO REFLECT THIS - 3 bedroom end of row Victorian terraced villa situated in prominent location close to the excellent amenities of this popular village. The property does have working gas central heating, UPVC double glazed windows and off road parking to the front. The accommodation comprises on the ground floor, lounge, dining area, fitted kitchen. Upstairs there is a passaged landing leading to 3 bedrooms and a bathroom. Yard leading to lawned 50' garden to rear. Glenfield has an excellent range of shops including the new Morrisons store, schools, major road links and good public transport. Offered for sale with no upward chain! Freehold. Council tax band B

## Lounge

18'6" x 12'0" (5.66m x 3.66m)

UPVC solid entrance door and UPVC double glazed window to front, radiator, fitted carpet, coving to ceiling, cupboard housing smart meter, open tread stairs to first floor.

## Dining Area

11'9" x 8'1" (3.6m x 2.48m)

Open plan from the lounge. UPVC double glazed window to rear, radiator, laminate flooring, coving to ceiling.

## Kitchen

11'7" x 6'8" (3.54m x 2.05m)

UPVC double glazed single door and UPVC double glazed window to side, tiled flooring, radiator, water meter. Fitted with a range of base, drawer & eye level units, work surfaces, tiled splashback, sink unit with mixer tap. Built-in electric oven, gas hob. Space for additional appliances.

## 1st Floor: Passaged Landing

A long passaged landing, fitted carpet, radiator, access to loft.

## Bedroom One

12'0" x 11'3" (3.66m x 3.44m)

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

## Bedroom Two

9'1" x 7'3" (2.77m x 2.23m)

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

## Bedroom Three

7'8" x 6'0" (2.36m x 1.85m)

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

## Bathroom

11'7" x 6'8" (3.54m x 2.05m)

Spacious bathroom with UPVC double glazed opaque window to rear, radiator, laminate flooring, part tiled walls, panelled bath with electric shower over, pedestal wash hand basin, wc. Wall mounted Worcester combination boiler.

## Outside

The front of the property has a dropped kerb leading to off road parking for 1 car. To the rear of the property is a gated yard with mutual access with neighbouring properties leading to a private secure and mainly lawned rear garden approx 50' long with patio, lawn, brick store, 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))

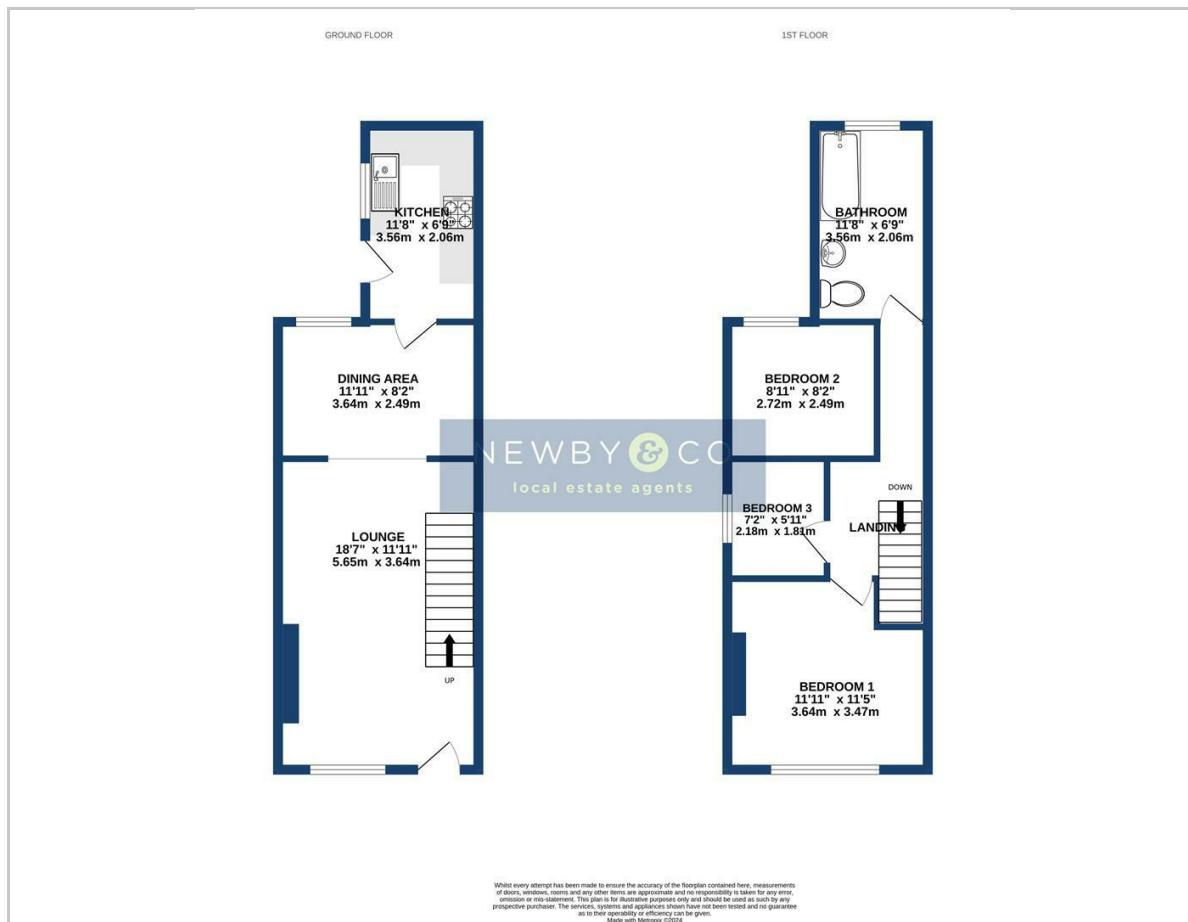
It has a Council Tax Band of B which means a charge of £1845.80 for tax year ending March 2026

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



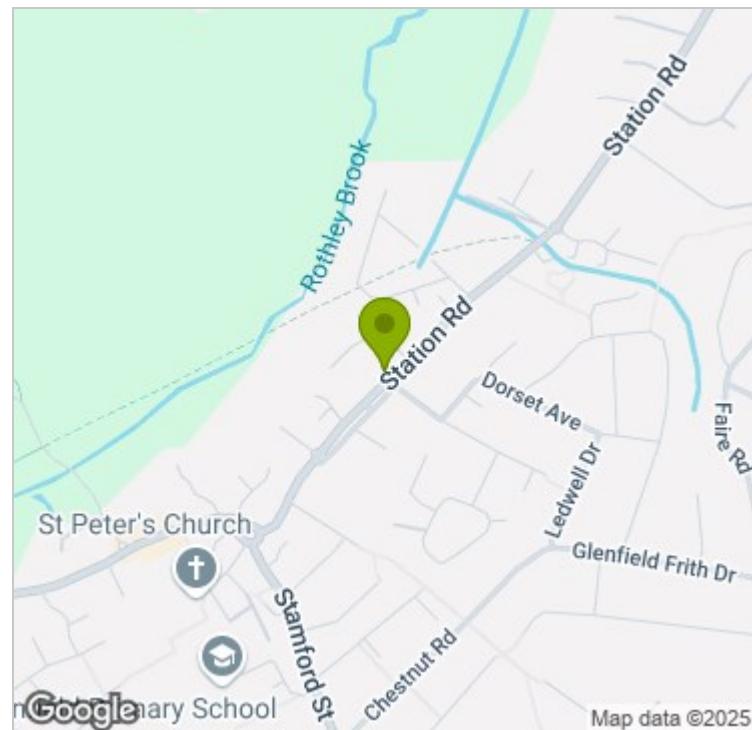
## Viewing

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.

88 Faire Road, Glenfield,  
Leics, LE3 8ED  
Tel: 0116 2990 990  
Email: [sales@newbyandco.co.uk](mailto:sales@newbyandco.co.uk)  
[newbyandco.co.uk](http://newbyandco.co.uk)

## Area Map



## Energy Efficiency Graph

