

6 Piers Road  
Glenfield Leicester, LE3 8BN

£265,000





## 6 Piers Road

Glenfield Leicester, Glenfield, LE3

A traditional 3 bed extended semi detached family home in sought after location which has been well maintained by the current owners. The property benefits from full gas central heating (combi boiler), double glazing, fitted kitchen with appliances and a new modern bathroom. The well proportioned accommodation comprises porch, hall, lounge, superb 18' kitchen-diner, utility room. Upstairs landing, 3 bedrooms, bathroom with electric shower over bath. Gardens to front and rear, driveway and garage. Internal inspection highly recommended! Freehold - no upward chain! Council tax band B

### Porch

Hardwood glazed entrance door, double glazed window.

### Entrance Hall

Hardwood inner door, double glazed window to side, radiator, laminate flooring, stairs to first floor, cloaks cupboard housing consumer unit.

### Lounge

13'3" x 11'10" (4.05m x 3.63m)

UPVC double glazed bay window to front radiator, laminate flooring, log burner.

### Dining Room

9'8" x 9'0" (2.95m x 2.75m)

Aluminium double glazed sliding patio door to rear, laminate flooring, radiator.

### Kitchen-Diner

16'6" x 12'7" (5.03m x 3.85m)

A particularly spacious kitchen-diner which has been significantly extended from the original build. UPVC double glazed single door to rear, two double glazed windows, laminate flooring, two radiators, pantry store housing Glowworm wall mounted combination boiler. Fitted with a range of base, drawer & eye level units, work surfaces, breakfast bar, tiled splashbacks, stainless steel sink unit with mixer taps, NEFF built in stainless steel electric oven, 5 ring gas hob. Integrated fridge/freezer.

### First Floor Landing

Double glazed window to side, fitted carpet, access to loft.

### Bedroom One

11'10" x 10'10" (3.62m x 3.32m)

A good sized double bedroom. Double glazed window to front, fitted carpet, radiator, recessed cupboard.

### Bedroom Two

10'7" x 10'5" (3.25m x 3.20m)

Another good sized double bedroom. Double glazed window to rear, fitted carpet, radiator.

### Bedroom Three

8'11" x 7'0" (2.74m x 2.14m)

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

### Bathroom

7'6" x 5'5" (2.30m x 1.66m)

Two double glazed opaque windows to rear and side, heated towel rail, vinyl flooring, extractor fan, panelled bath with electric shower over, pedestal wash hand basin, wc.

### Outside

The front of the property has a driveway leading to detached sectional garage.

The East facing rear garden approx 30' has patio and lawn.

### 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.

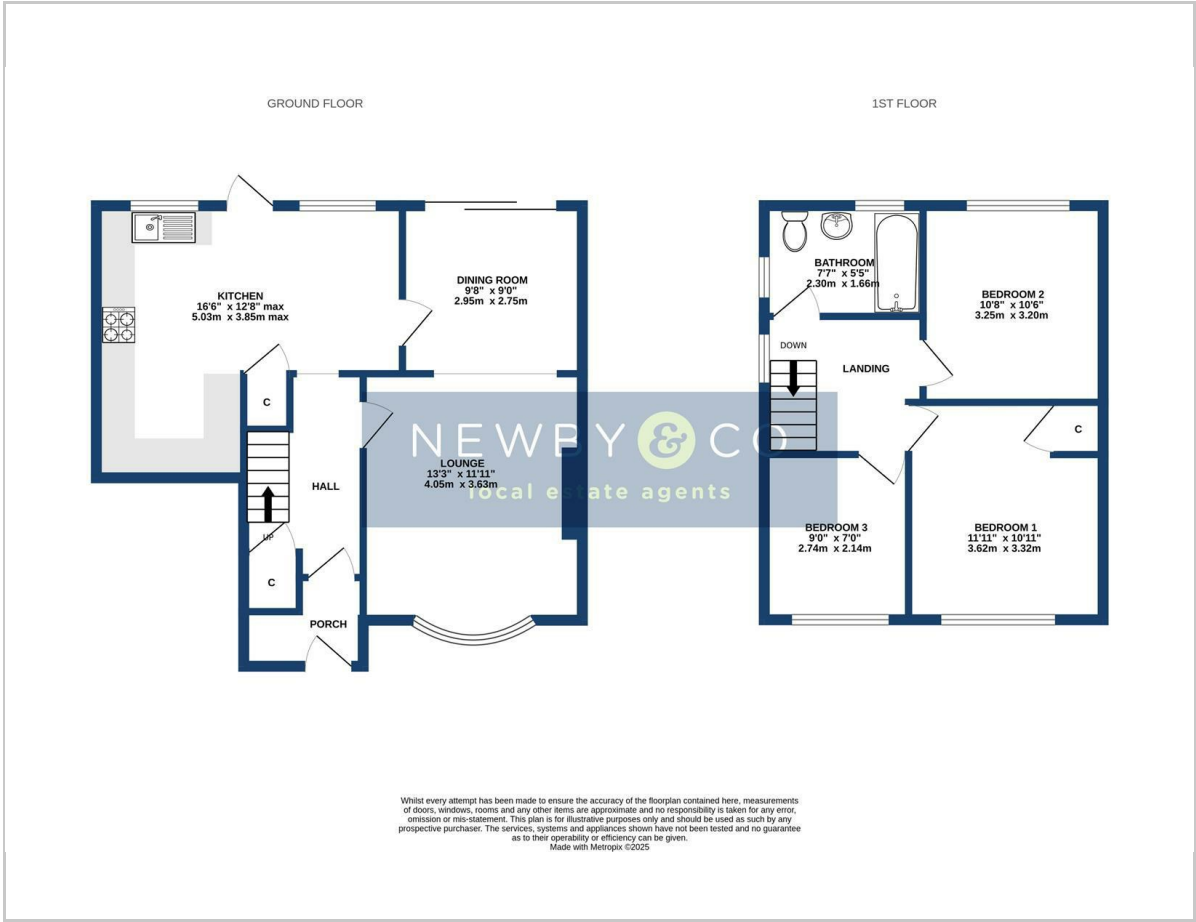
For more information regarding school catchment areas please go to [www.leicestershire.gov.uk/education-and-children/schools-colleges-and-academies/find-a-school](http://www.leicestershire.gov.uk/education-and-children/schools-colleges-and-academies/find-a-school)







Floor Plan

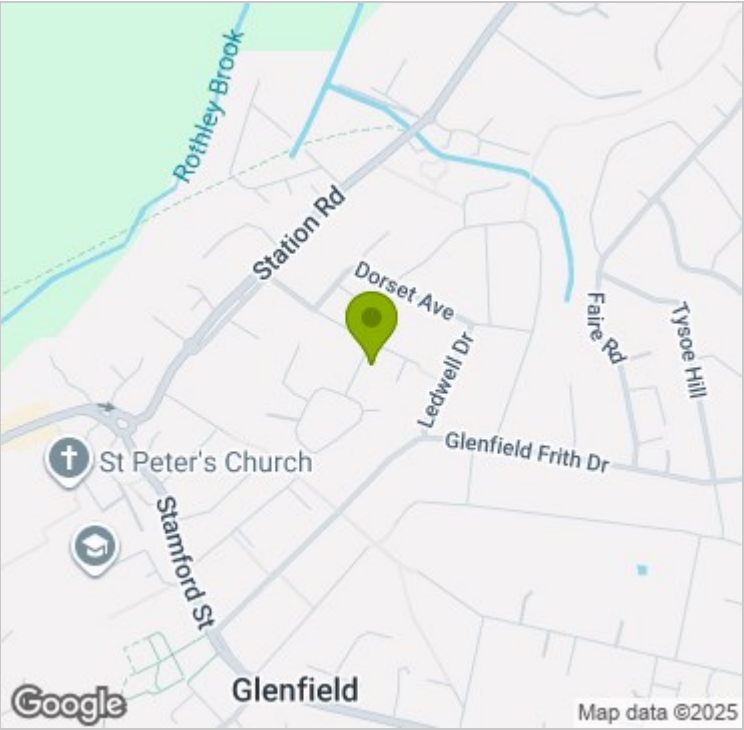


Viewing

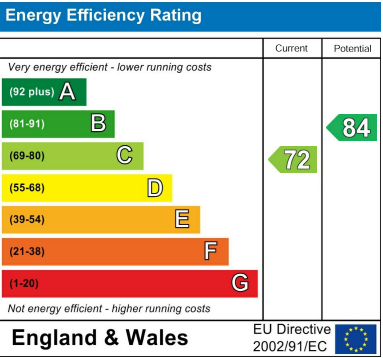
Please contact our Glenfield Office on 0116 2990 990 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph



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