



36 Glenfield Crescent  
Glenfield, LE3 8FH

£280,000

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# 36 Glenfield Crescent

Glenfield, Leicester, LE3 8FH

A fully refurbished 3 bedroom semi detached family home situated close to excellent amenities including well regarded schools, good shopping and access to public transport and major road links. The property is ready to move straight into having recently undergone a comprehensive re-modelling package to include brand new full gas central heating system, UPVC double glazing, fully rewired, cavity wall insulation, replastered and redecorated throughout with quality new floor coverings. The accommodation comprises entrance hall, lounge, 16' kitchen-diner with oven/hob and dishwasher. Upstairs a landing, 3 bedrooms, bathroom with contemporary white suite. Driveway for two cars side-by-side, 70' South facing rear gardens. Immediate vacant possession - No Chain!

## Entrance Hall

UPVC double glazed entrance door, fitted carpet, radiator, stairs to first floor.

## Lounge

13'7 x 11'7 (4.14m x 3.53m )

UPVC double glazed large picture window to front aspect, newly fitted carpet, radiator, useful under stairs storage cupboard.

## Kitchen-Diner

16'6 x 8'8 (5.03m x 2.64m)

A spacious dual-aspect kitchen-diner which has been re-modelled to a high specification including quality appliances. UPVC double glazed windows to rear and side, UPVC double glazed door to rear, vinyl flooring, radiator, ample room for a table and chairs. The kitchen area is fitted with a contemporary range of base, drawer and eye level units, work surfaces surrounded by modern "London" tiles, stainless steel sink unit with mixer taps, built-in electric oven with gas hob and extractor hood, integrated dishwasher, provision for other usual appliances, wall mounted gas combi boiler, spotlights to ceiling.

## 1st floor: Landing

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

## Bedroom One

10'4 x 9' (3.15m x 2.74m)

UPVC double glazed large picture window to front aspect, newly fitted carpet, radiator.

## Bedroom Two

10' x 9' (3.05m x 2.74m)

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

## Bedroom Three

7'4 x 7' (2.24m x 2.13m)

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

## Bathroom

7'2 x 6'2 (2.18m x 1.88m)

Recently refitted with a contemporary white suite comprising of panelled bath with shower over, vanity wash hand basin, wc, chrome heated towel rail, fully tiled floor and walls.

## Outside

To the front of the property is a block paved driveway providing ample space for the parking of two cars side-by-side.

The South facing rear garden is approx 70' and comprises of a patio and garden area, 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.

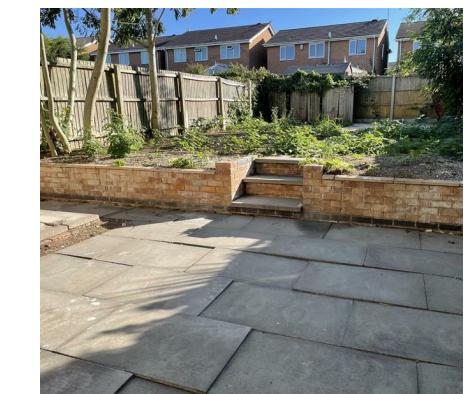
## Local Authority & Council Tax Info (Blaby)

This property falls within Blaby District Council ([blaby.gov.uk](http://blaby.gov.uk))

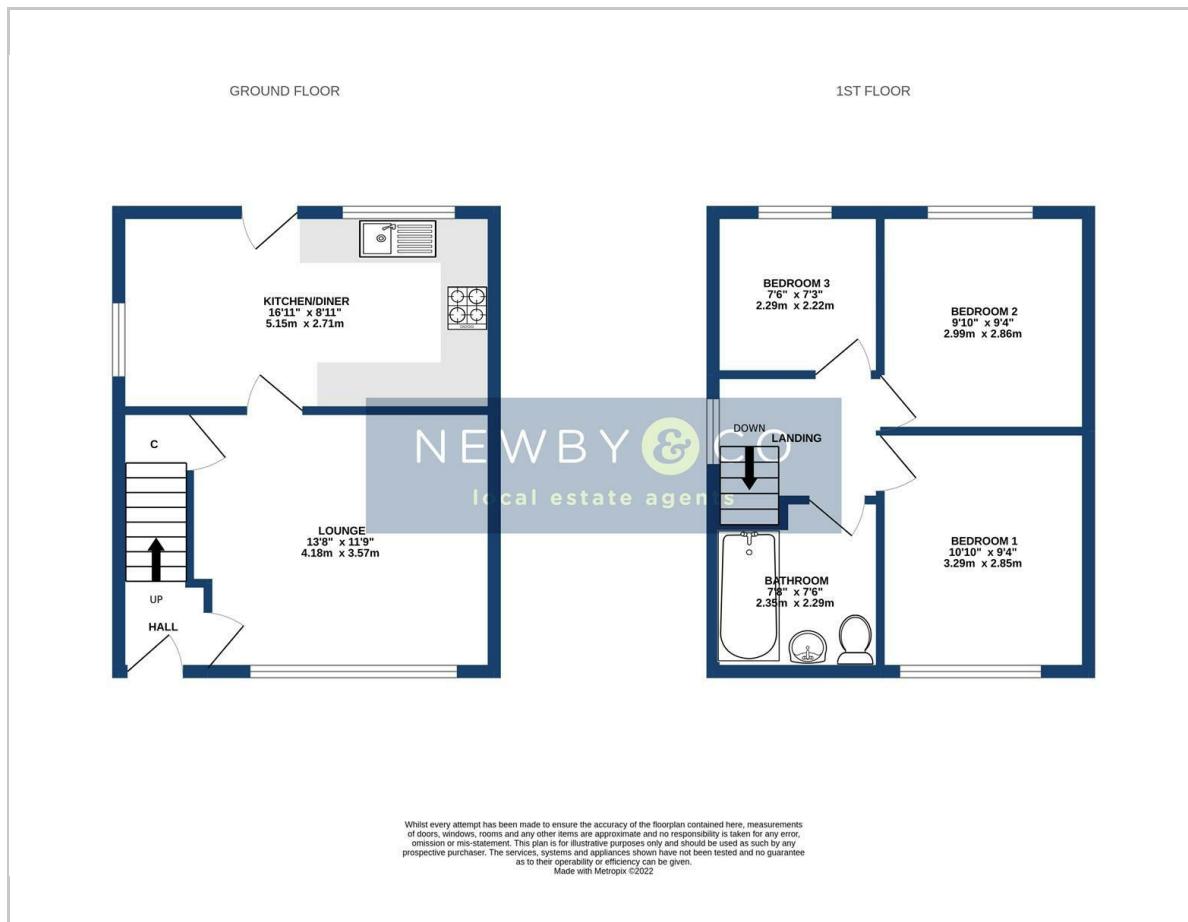
It has a Council Tax Band of B which means a charge of £1,600.10 for tax year ending March 2023

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



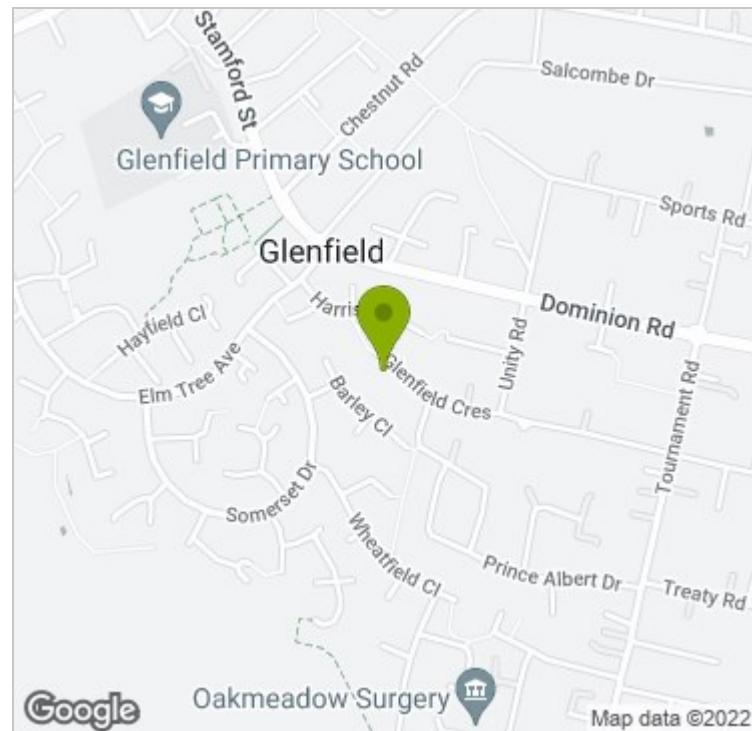
## Viewing

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.

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## Area Map



## Energy Efficiency Graph

