



4 Wheatfield Close  
Glenfield, LE3 8SD

£400,000



## 4 Wheatfield Close

Glenfield, Leicester, LE3 8SD

This lovely family home is a great example of a really well presented early 90's four bedroom/2 bathroom detached house in a most popular position close to excellent amenities including schools, shops, major road links and open countryside. The property has been maintained to the highest of standards with full gas central heating (Baxi combi boiler), UPVC double glazing, pvc fascia, a wealth of storage. The spacious, tastefully decorated accommodation comprises, entrance hall, lounge, dining room, modern fitted kitchen with oven/hob, utility room & cloaks/wc. Upstairs, landing, 4 good sized bedrooms (2 with fitted robes), en-suite shower room, family bathroom - white suite. Lawn to front, 2 car driveway, garage, private rear gardens. Early viewing is highly recommended! Freehold. Council tax band D

### Porch

Composite double glazed entrance door.

### Entrance Hall

Inner door, vinyl flooring, stairs to first floor, radiator.

### Lounge

16'4" x 13'7" (5.00m x 4.15m)

A bright and airy living room with a deep bay window to front aspect. UPVC double glazed bay window to front, radiator, fitted carpet.

### Dining Room

10'5" x 8'11" (3.20m x 2.73m)

UPVC double glazed French doors opening out to rear gardens, fitted carpet, radiator.

### Kitchen

10'4" x 9'1" (3.15m x 2.78m)

UPVC double glazed window to rear, radiator, fitted with a modern range of base, drawer & eye level units, work surfaces, stainless steel sink unit, built-in electric oven, gas hob with extractor hood. Pantry store.

### Utility Room

Provision for washing machine, wall mounted Baxi combination boiler, radiator.

### Cloaks/wc

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

### First Floor: Landing

UPVC double glazed window to front, fitted carpet, access to boarded loft, cupboard.

### Bedroom One

12'8" x 11'0" (3.88m x 3.36m)

A good sized master bedroom with deep recessed wardrobes offering a wealth of hanging space & shelving. UPVC double glazed window to front, fitted carpet, radiator, built-in wardrobes with sliding mirrored doors.

### En-suite Shower Room

UPVC double glazed opaque window, chrome heated towel rail, extractor fan, shower cubicle with mains shower, vanity wash hand basin, wc.

### Bedroom Two

10'8" x 8'2" (3.26m x 2.50m)

UPVC double glazed window to front, fitted carpet, radiator, built-in wardrobes.

### Bedroom Three

8'4" x 7'6" (2.55m x 2.30m)

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

### Bedroom Four

9'8" x 6'6" (2.95m x 2.00m)

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

### Bathroom

8'3" x 5'6" (2.53m x 1.68m)

UPVC double glazed opaque window, radiator, tiled flooring, fully tiled walls, extractor fan, shaped shower bath with mains shower, vanity wash hand basin, wc.

### Outside

The front of the property is open plan with lawn, driveway providing parking for 2 cars side by side leading to single garage (16' x 8') with roller shutter door, light & power.

The private rear garden has two patio's, lawn, external water tap, fully fenced boundaries, gates to side.

### 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))

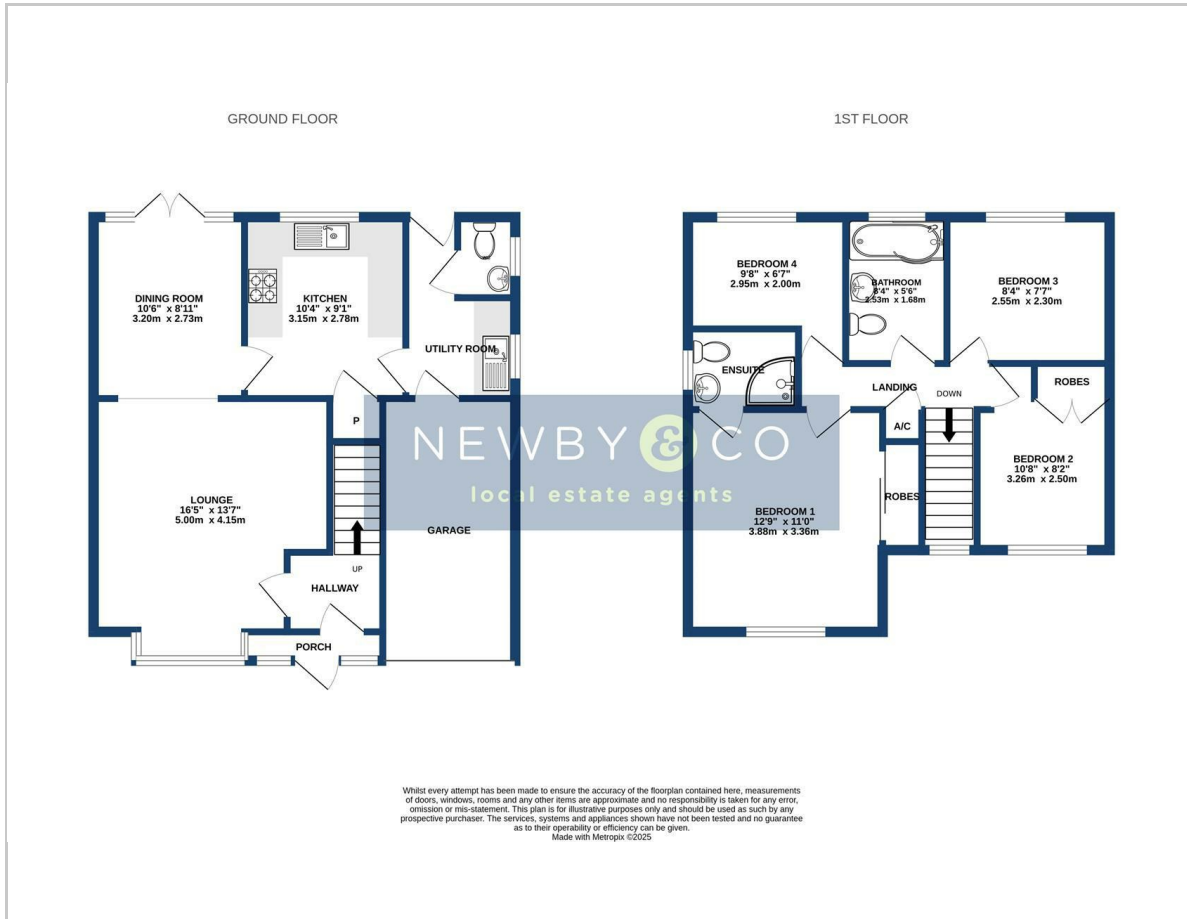
It has a Council Tax Band of D which means a charge of £2452.38 for tax year ending March 2027

Please note: When a property changes ownership local authorities do reserve the right to recalculate 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

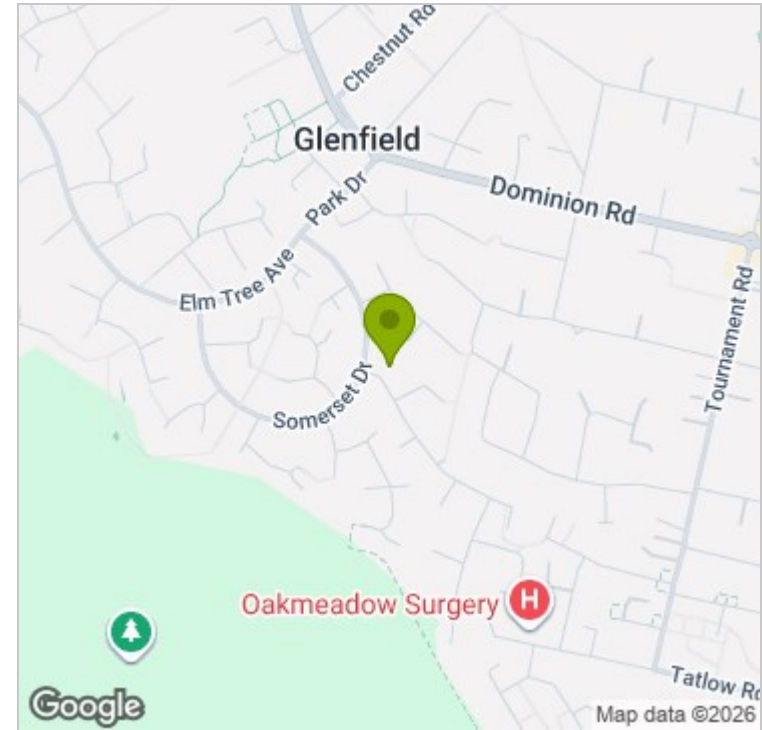


## Viewing

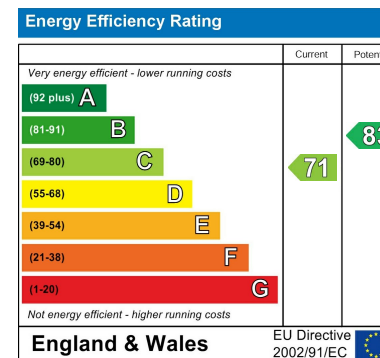
Please contact our Glenfield Office on 0116 2990 990 if you wish to arrange a viewing appointment for this property or require further information.

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## Area Map



## Energy Efficiency Graph



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