

9 Ledwell Drive
Glenfield, LE3 8BG

£265,000



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Glenfield, Leicester, LE3 8BG

A traditional 2/3 bedroom semi-detached home in popular residential location close to well regarded primary school, a good selection of shops, major road links and transport links. The property benefits from full gas central heating (boiler serviced March 2025), UPVC double glazing. The front two bedrooms have been combined into one large bedroom but as there are two doors, two radiators and two windows this could be easily reverted back to make the house a 3 bed again. Current accom: hall, lounge-diner, kitchen with oven/hob. Upstairs, landing, 2 bedrooms, bathroom with white suite. Driveway for two, 60' private rear garden. Freehold - no upward chain. Council Tax Band B.

Entrance Hall

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

Lounge-Diner

24'5" x 11'9" (7.45 x 3.60)

UPVC double glazed bay window to front, two radiators, tiled floor to dining area, fitted carpet to living space, UPVC double glazed sliding patio doors to rear.

Kitchen

8'9" x 5'9" (2.67 x 1.76)

UPVC double glazed window to rear, UPVC double glazed single door to side, tiled flooring. Fitted with a range of base, drawer & eye level units, stainless steel sink unit, built-in electric oven, ceramic hob with extractor hood. Provision for washing machine. Pantry store.

First Floor Landing

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

Bedroom One

15'1" x 11'9" (4.60 x 3.60)

Two UPVC double glazed windows, fitted carpet, two radiators.

Bedroom Two

9'11" x 8'9" (3.03 x 2.67)

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

Bathroom

5'11" x 5'5" (1.82 x 1.67)

UPVC double glazed opaque window, chrome heated towel rail, tiled flooring, fully tiled to 3 walls, panelled bath with electric shower over, glass screen, pedestal wash hand basin, wc.

Outside

The front of the property has driveway providing parking for 2 cars side by side. Private rear garden approx 60' with patio, lawn, external water tap, fully fenced boundaries.

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 £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.

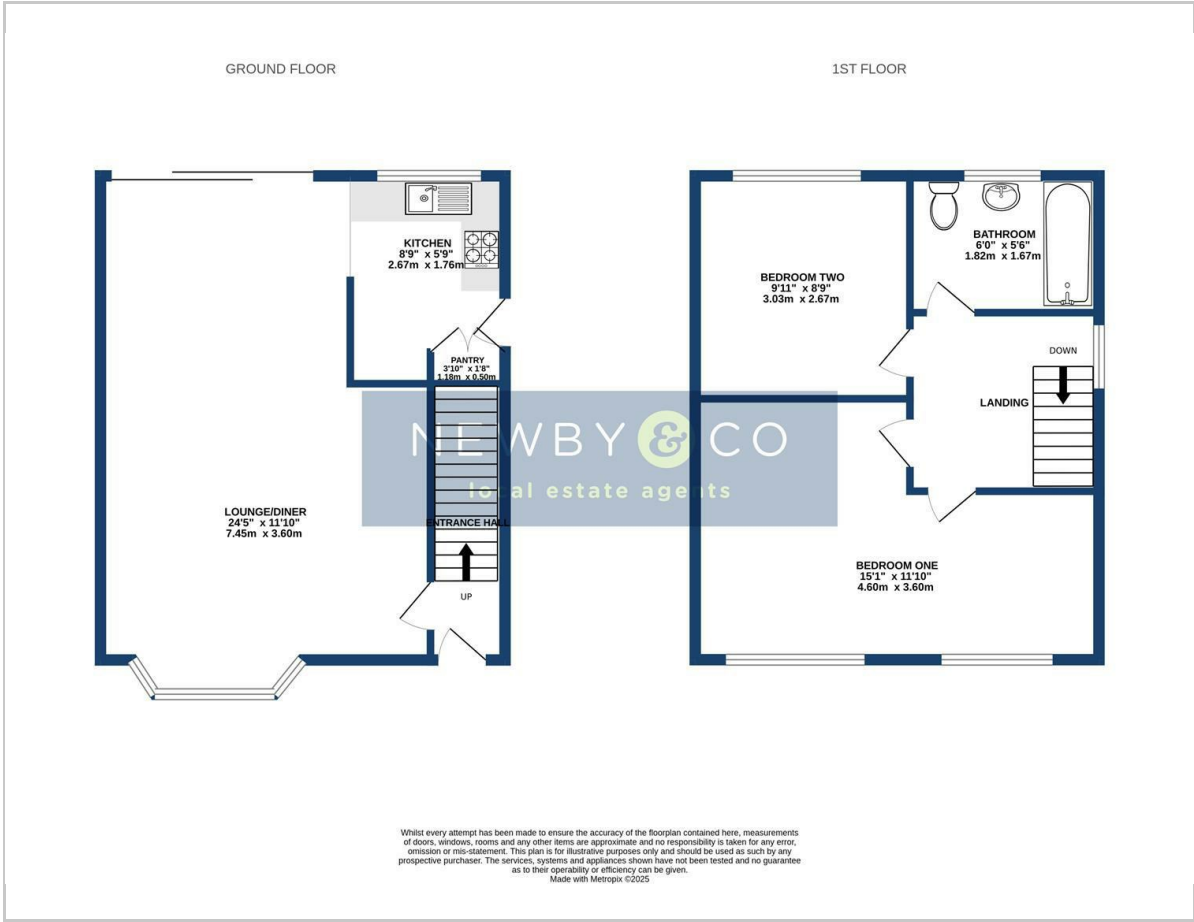
For more information regarding school catchment areas please go to www.leicestershire.gov.uk/education-and-children/schools-colleges-and-academies/find-a-school

Glenfield

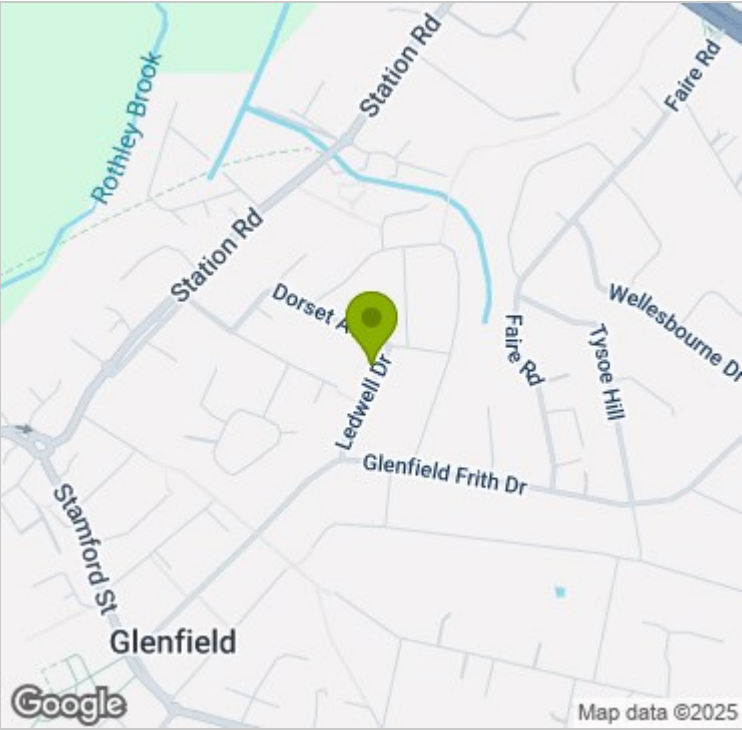
Glenfield is a popular large village 5 miles to the West of Leicester city centre with a population of approx 9,500. There are two well regarded primary schools, three pubs, St Peters church and a range of local shopping facilities including a relatively new Morrison's store on Station Road. There is 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.



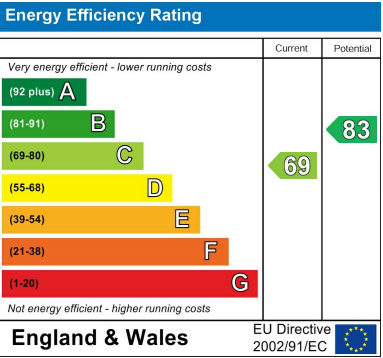
Floor Plan



Area Map



Energy Efficiency Graph



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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