



7a Dorset Avenue  
Glenfield, LE3 8BD

£235,000



## 7a Dorset Avenue

Glenfield, Leicester, LE3 8BD

Modern 2 bedroom semi-detached home built in 2017 and well presented by the current owner. Situated in non-estate location close to excellent local amenities such as shops, schools, regular public transport & major road links. Full gas central heating, UPVC double glazing, hard floors and/or carpets throughout, early inspection highly advised. Entrance hall, cloaks/wc, spacious 17' rear facing living room, breakfast kitchen incl oven/hob. Upstairs, landing, 2 bedrooms, each with fitted wardrobes/storage, shower room. Outside parking for 2 cars, low maintenance courtyard to rear. Early viewing advised. Freehold. Council Tax Band B

### Entrance Hall

Composite double glazed entrance door, coir entrance mat, small UPVC double glazed window, vinyl tile flooring, carpeted stairs to first floor, radiator, under-stairs storage cupboard.

### Cloaks/wc

UPVC double glazed opaque window, white suite of wash hand basin and wc, tiled floor, radiator.

### Breakfast Kitchen

11' x 8'3 (3.35m x 2.51m)

UPVC double glazed window to front, radiator, tiled floor, spotlights to ceiling, wall mounted Ideal Classic combination boiler. Fitted with a modern range of base, drawer & eye level units, work surfaces with tiled surround, stainless steel sink unit with mixer taps, built-in stainless steel fan-assisted electric oven with gas hob and extractor hood, integrated dishwasher. Provision and space for all usual appliances including a tall fridge/freezer.

### Lounge-Diner

17'6 x 15'4 (5.33m x 4.67m)

A really good sized living room with space for table and chairs. UPVC double glazed French doors to garden, UPVC double glazed window to the rear, radiator, large storage cupboard, media wall, LVT vinyl hard wearing flooring.

### First Floor Landing

Access to part boarded loft with retractable ladder, built-in storage cupboard, fitted carpet.

### Bedroom One

12'2" x 11'8" (3.71m x 3.58m)

UPVC double glazed window to front, radiator, fitted carpet, 2 built-in cupboards, including rails & shelving

### Bedroom Two

13'4 x 9'7 (4.06m x 2.92m)

UPVC double glazed window to rear, radiator, fitted carpet, built-in wardrobes with mirrored sliding doors.

### Bathroom

92 x 53 (2.79m x 1.60m)

UPVC double glazed opaque window to rear, chrome heated towel rail, extractor fan, tile effect vinyl flooring, a white suite comprising of panelled bath with twin head mains shower over and glass shower screen, vanity wash hand basin, wc, recessed storage cupboard.

### Outside

The front of the property has extensive driveway providing parking for 2 cars side by side and ample turning space.

The rear of the property is landscaped using block paving and decking to create a multi level area with fully fenced boundaries, external tap, gated side access.

### 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.

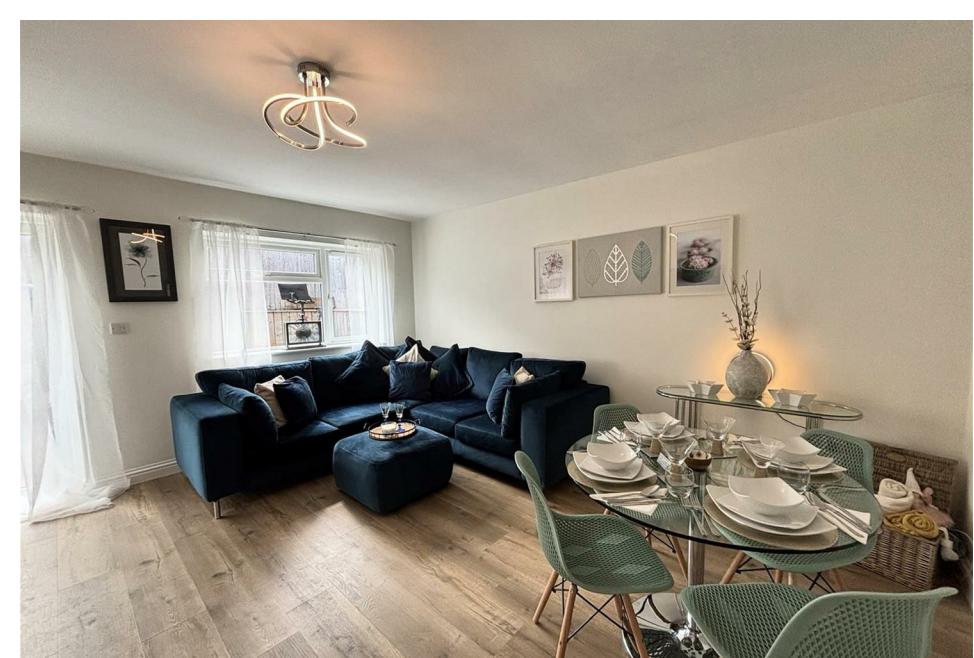
### Local Authority & Council Tax Info (Blaby)

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

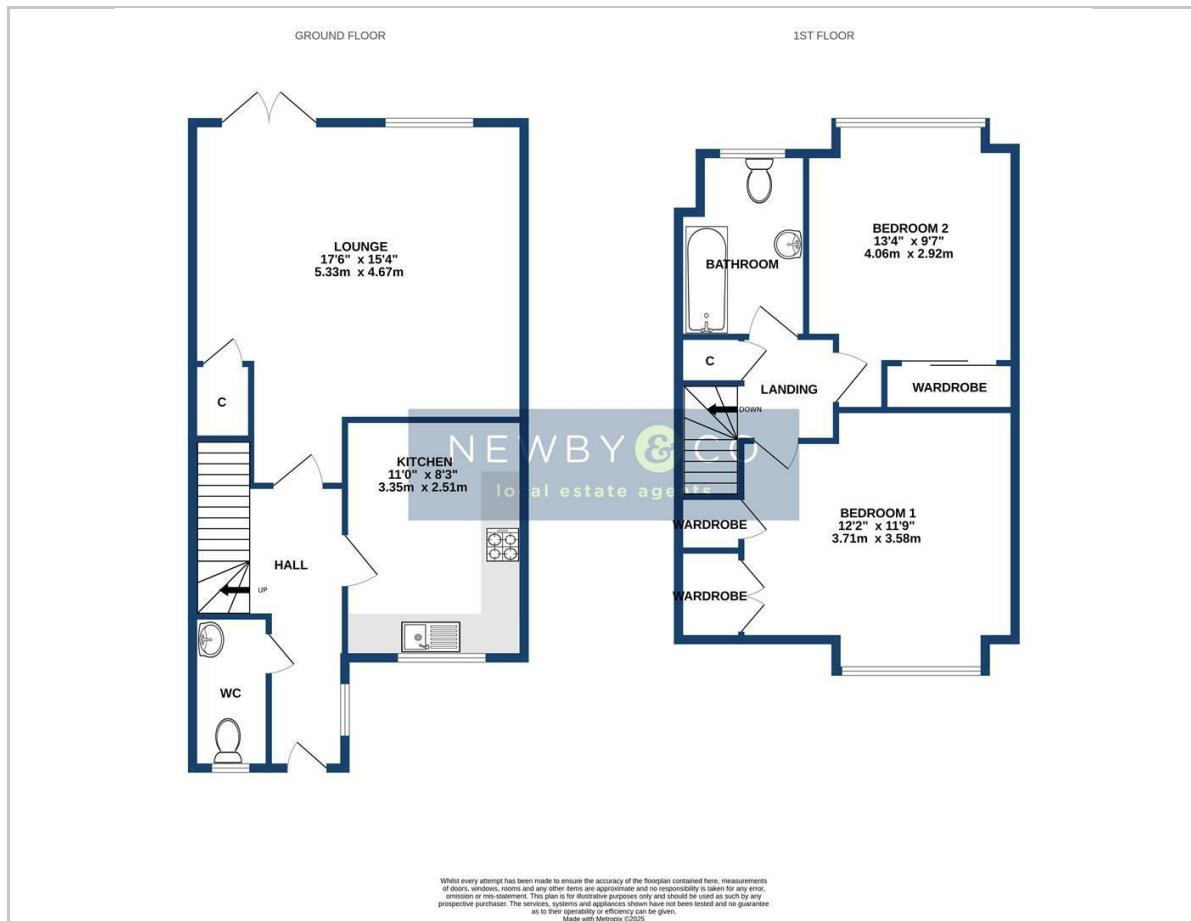
It has a Council Tax Band of B which means a charge of £1845.80 for tax year ending March 2026

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



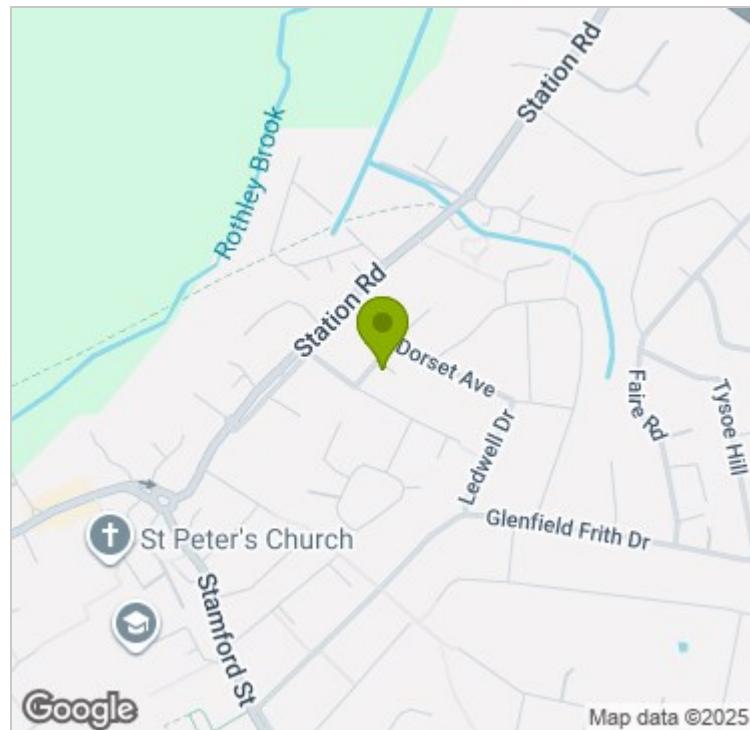
## Viewing

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.

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## Area Map



## Energy Efficiency Graph

