



12 Blackthorn Road
Glenfield, LE3 8QP

£320,000

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Glenfield, Leicester, LE3 8QP

A well presented three bedroom detached family home in a most popular cul-de-sac position with open aspect to rear and 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 (7 year old boiler serviced annually), UPVC double glazing, fully alarmed, full HD CCTV system, owned solar panels, rewired 2020, cavity wall insulation. The tastefully decorated accommodation comprises, entrance hall, L-shaped lounge-diner, kitchen. Upstairs, landing, 3 bedrooms, bathroom with modern white suite. 2 car driveway, garage, private rear gardens. Early viewing is highly recommended! Freehold. Council tax band D

Entrance Hall

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

L-Shaped Lounge-Diner

23'3" x 14'4" (7.10m x 4.38m)

A spacious tastefully decorated, dual aspect living room. UPVC double glazed bay window to front, newly fitted carpet, two radiators, spotlights to ceiling, double glazed sliding patio doors leading to conservatory.

UPVC Conservatory

9'5" x 7'5" (2.88m x 2.28m)

UPVC double glazed conservatory with brick base, polycarbonate roof, vinyl flooring, double glazed sliding doors leading out to rear garden.

Kitchen

10'4" x 8'9" (3.15m x 2.68m)

UPVC double glazed window to rear and UPVC double glazed door to side, radiator, large walk-in pantry store. Fitted with a range of base, drawer & eye level units, work surfaces with tiled surrounds, one & a half bowl sink unit with mixer taps, built-in electric oven with ceramic hob. Provision for washing machine.

First Floor Landing

UPVC double glazed opaque window to side, fitted carpet, access to loft, airing cupboard housing Worcester combi boiler and small radiator.

Bedroom One

12'3" x 9'10" (3.75m x 3.01m)

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

Bedroom Two

10'5" x 9'9" (3.18m x 2.98m)

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

Bedroom Three

8'0" x 7'7" (2.46m x 2.32m)

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

Bathroom

7'6" x 5'7" (2.29m x 1.71m)

A beautifully remodelled bathroom with contemporary white suite. UPVC double glazed opaque window to rear, chrome towel rail, panelled bath with twin head mains shower over and glass screen, vanity wash hand basin, wc, mainly tiled walls, spotlights to ceiling.

Outside

The open plan front garden has lawn, tarmac driveway for 2 cars side by side leading to attached brick built garage with up & over door, light & power.

The rear garden has light stone coloured paved patio, steps leading to artificial lawn, gravelled hard landscaping, fully fenced boundaries, gated side access, external water tap and power point. Open aspect to rear.

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)

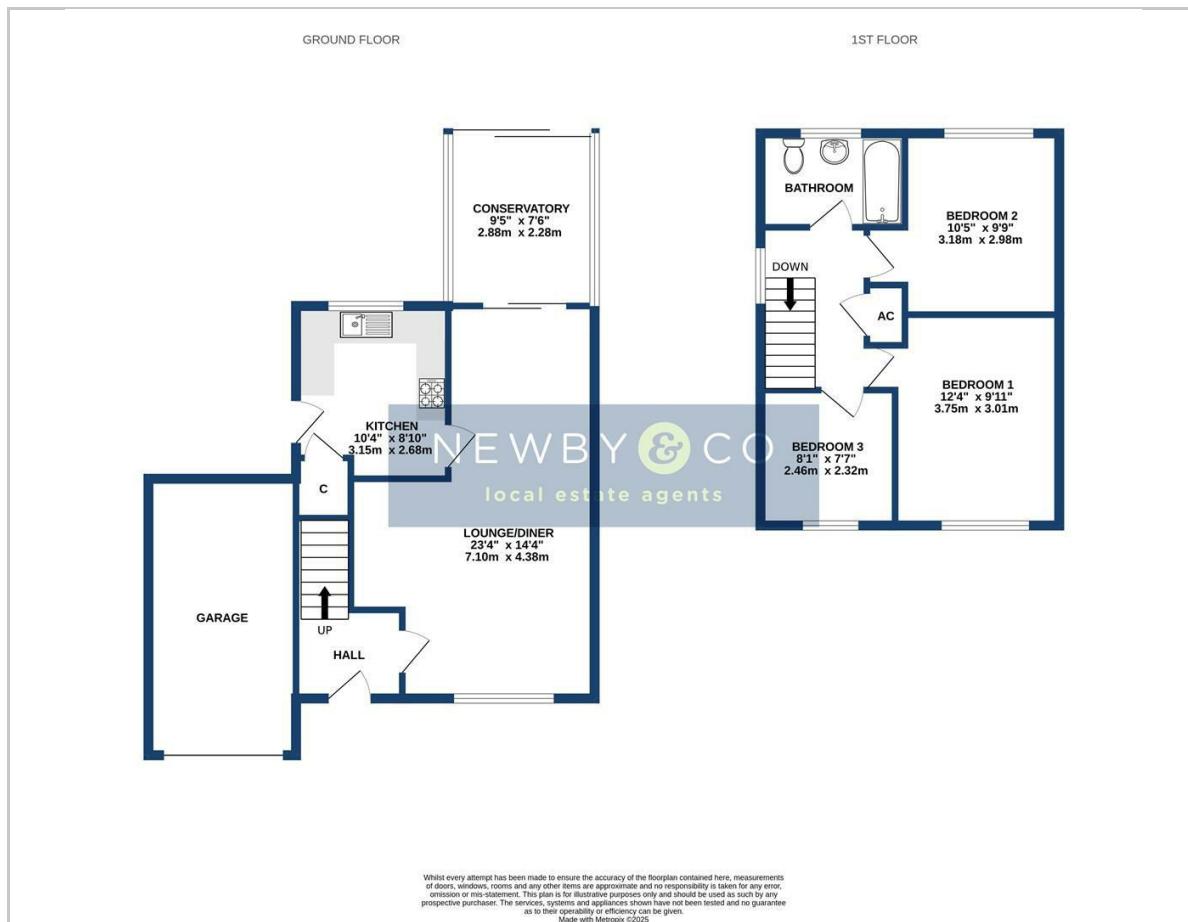
It has a Council Tax Band of D which means a charge of £2267.45 for tax year ending March 2025

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



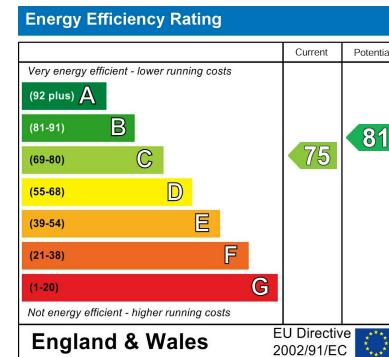
Floor Plan



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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