



8 Valiant Close
Glenfield, LE3 8JH

£290,000



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A much improved and extended traditional 1960's built 3 bedroom semi detached family home with generous spacious accommodation in a cul-de-sac position with 60' rear garden, driveway, carport & garage. The property is well maintained and tastefully decorated and benefits from full gas central heating (boiler approx 5 years old), UPVC double glazing, pvc fascia, kitchen & bathroom replaced in recent years. The accommodation comprises spacious hall, 22' lounge, dining room, modern fitted breakfast-kitchen (oven/hob, dishwasher). Upstairs, landing, 3 bedrooms, family bathroom. 60' private rear gardens. Situated within easy reach of shops, schools and major roads. Internal inspection highly recommended. Freehold. Council Tax Band C

Entrance Hall

A spacious and welcoming entrance hall. UPVC double glazed entrance door, tiled flooring, stairs to first floor, radiator.

Lounge

22'7" x 11'2" (6.89m x 3.41m)

A delightful through lounge being open plan into the extended dining room. UPVC double glazed large picture window to front, neutral fitted carpet, coving to ceiling, an electric fire set in attractive fireplace, radiator.

Dining Room

10'5" x 9'1" (3.20m x 2.77m)

An extension to the original house this second reception room could be equally well used as a dining room, playroom or work from home area. UPVC double glazed sliding patio doors to rear, radiator, laminate flooring.

Kitchen-Diner

18'10" x 7'11" (5.75m x 2.43m)

An extended and well appointed modern kitchen. UPVC double glazed window to rear, fitted with a sleek modern range of base, drawer & eye level units, one and a half bowl stainless steel sink unit, plinth and under unit LED lighting. Quality appliances include built-in electric oven, gas hob with extractor hood. Integrated dishwasher, provision for washing machine. Breakfast bar with radiator under. UPVC double glazed door to side, useful pantry store.

First Floor: Landing

UPVC double glazed window to side, fitted carpet, access to boarded loft with light and retractable ladder.

Bedroom One

11'10" x 10'2" (3.63m x 3.12m)

A generous double bedroom. UPVC double glazed large picture window to front fitted carpet, radiator.

Bedroom Two

10'9" x 10'4" (3.28m x 3.15m)

Another double bedroom. UPVC double glazed window to rear, fitted carpet, fitted wardrobes with louvre fronted doors, radiator.

Bedroom Three

8'6" x 7'3" (2.61m x 2.23m)

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

Bathroom

7'2" x 5'4" (2.20m x 1.64m)

A lovely contemporary bathroom with stylish tiling around the bath. UPVC double glazed opaque window, chrome heated towel rail, vinyl flooring, mainly tiled walls, extractor fan, panelled bath with mains twin head shower over and glass screen, vanity wash hand basin, wc.

Outside

The front of the property has a driveway for 3 cars side by side. There is wrought iron gates leading to further car standing under a carport and then a detached sectional garage. The 60' private rear garden has paved patio, lawn, external water tap, 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)

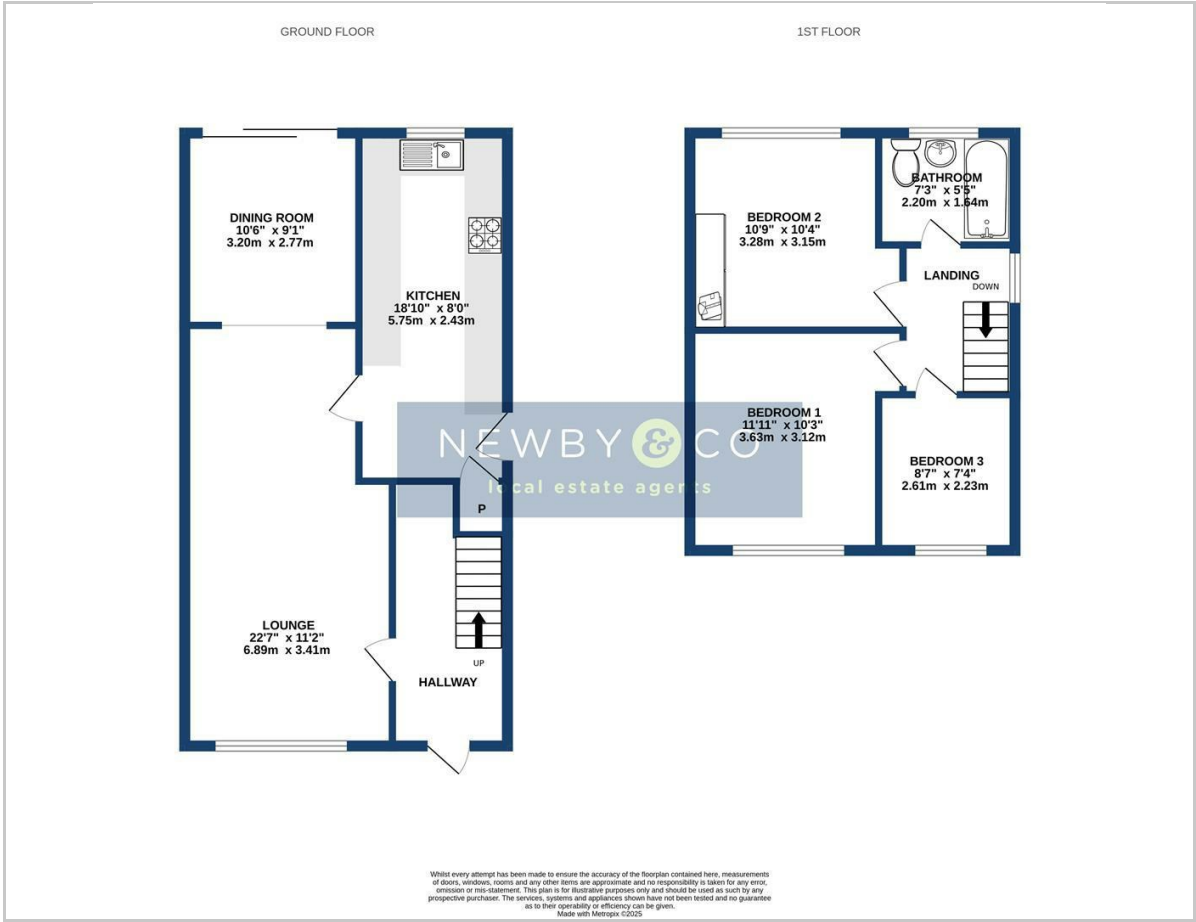
It has a Council Tax Band of C which means a charge of £2109.49 for tax year ending March 2026

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



Floor Plan



Viewing

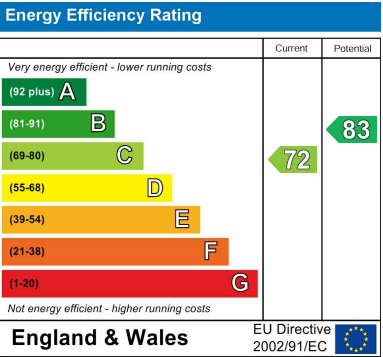
Please contact our Glenfield Office on 0116 2990 990 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph



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