



39 Ledwell Drive
Glenfield, LE3 8BG

£260,000

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39 Ledwell Drive

Glenfield, Leicester, LE3 8BG

A well presented 3 bedroom family semi-detached home in prime residential location close to well regarded primary school, a good selection of shops, major road links and views over open countryside from first floor windows. The property benefits from full gas central heating (back boiler), UPVC double glazing, pvc fascia, cavity wall insulation, modern fitted kitchen with appliances but would benefit from further improvement. The good sized accommodation briefly comprises on the ground floor, entrance hall, cloaks/wc, L-shaped lounge-diner, lean-to sun lounge, fitted kitchen (oven/hob& dishwasher). Upstairs, landing, 3 good sized bedrooms, bathroom with shower over bath. 2 car driveway, garage, 60' private rear garden. Freehold. Council Tax Band C

Entrance Hall

UPVC double glazed entrance door, stairs to first floor.

Cloaks/WC

With wash hand basin, wc.

Lounge

16'10" x 11'1" (5.15m x 3.39m)

The lounge area is part of the L-shaped lounge-diner which has become a trademark of these traditional semi detached houses. Radiator, gas fire with back boiler serving central heating, double glazed sliding patio doors to lean-to sun-lounge.

Dining Area

7'11" x 7'3" (2.42m x 2.22m)

Again the dining area is part of the L-shaped lounge diner, UPVC double glazed window to rear, radiator.

Lean To Sun Lounge

10'5" x 6'4" (3.20m x 1.95m)

Issuing off the lounge is a UPVC double glazed lean to Sun Lounge with polycarbonate roof and sliding patio doors out to rear garden.

Kitchen

15'1" x 7'8" (4.62m x 2.34m)

A really nicely presented and good sized modern kitchen with fitted appliances. UPVC double glazed windows and a door to the side, a modern range of base, drawer and eye level units, work surfaces with tiled surrounds, one-and-a-half bowl stainless steel sink with mixer taps, built-in electric double oven with gas hood and extractor hood, integrated dishwasher, provision and space for other appliances such as washing machine. Pantry store.

1st Floor: Landing

UPVC double glazed window to side, radiator, access to loft.

Bedroom One

13'2" x 10'0" (4.02m x 3.07m)

A good sized double bedroom. UPVC double glazed window to rear, fitted carpet, radiator, built-in wardrobes.

Bedroom Two

10'2" x 10'0" (3.11m x 3.06m)

Another bedroom that would take a double bed. UPVC double glazed window to front, laminate floor, radiator.

Bedroom Three

10'2" x 9'0" (3.11m x 2.75m)

A third double bedroom. UPVC double glazed window to rear, fitted carpet, radiator.

Bathroom

UPVC double glazed opaque window, fitted with a white suite comprising of panelled bath with electric shower over, pedestal wash hand basin, wc, vinyl floor, mainly tiled walls, chrome heated towel rail.

Outside

To the front of the property is a garden laid mostly to lawn with hedge.

The driveway provides space for two cars in front of the detached brick garage.

The approx 60' rear gardens are West facing, comprise of a paved patio, lawns, trees and shrubs, fully fenced boundaries.

Garage

19'6" x 9'8" (5.96m x 2.95m)

Brick built detached garage with up-and-over door.

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)

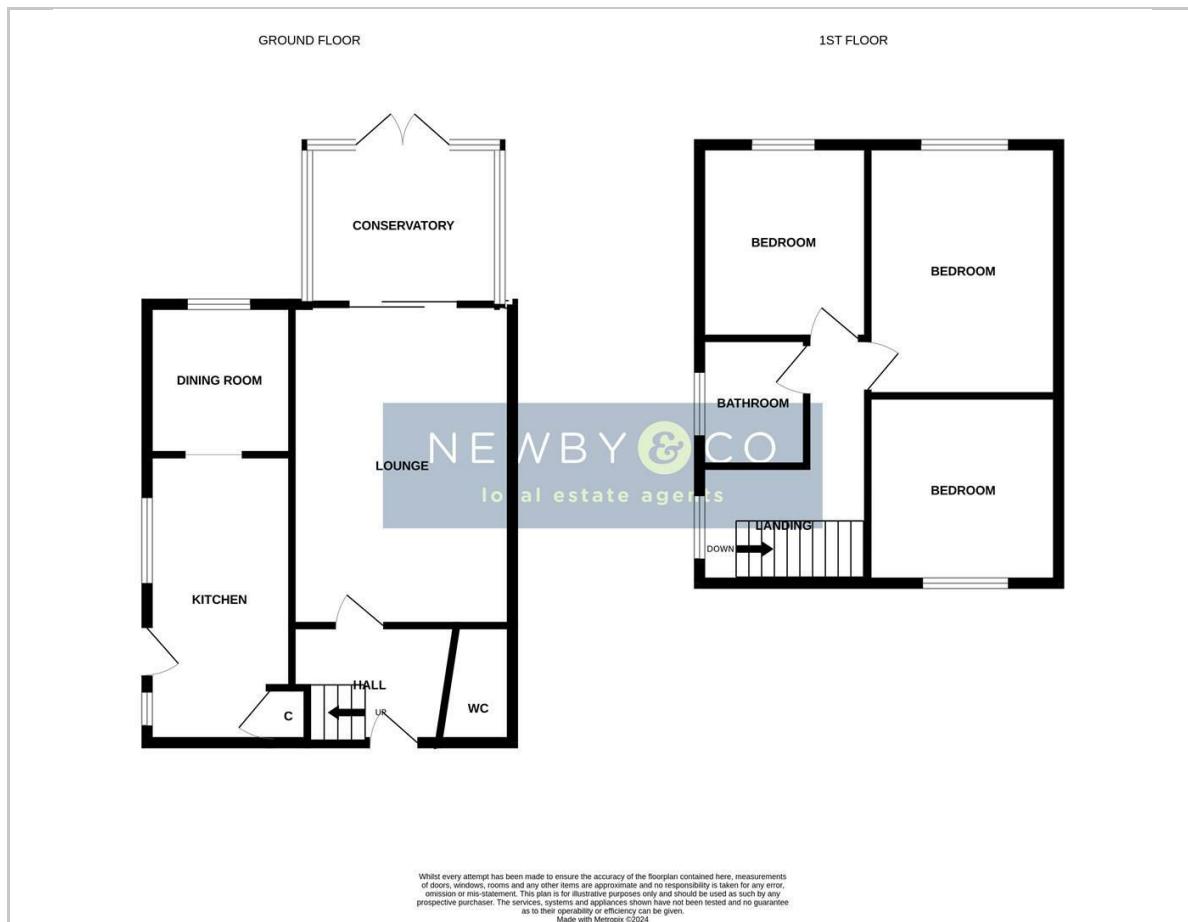
It has a Council Tax Band of C which means a charge of £2,015.51 for tax year ending March 2025

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



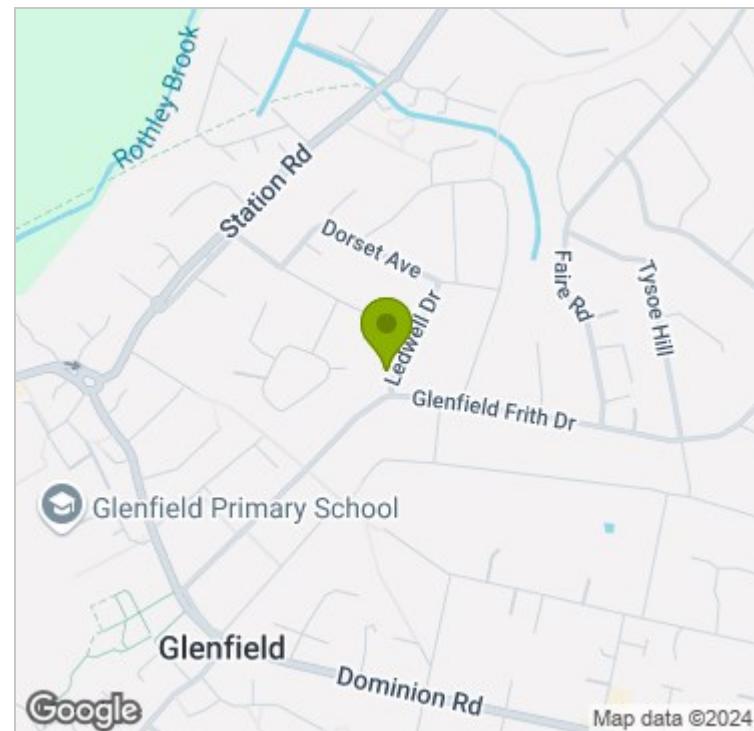
Viewing

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

