

38 Olympic Close
Glenfield, LE3 8AU
Offers Over £300,000



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Glenfield, Leicester, LE3 8AU

A comprehensively re-modernised spacious 3 bedroom semi detached family home in popular cul-de-sac location close to good local amenities and schools. The property benefits from brand new full gas central heating, replacement UPVC double glazing, pvc fascia, seamless gutters, completely redecorated with quality floor coverings throughout. On the ground floor, entrance hall, cloaks/wc, lounge, high quality fitted kitchen-diner with integrated appliances and quartz worktops. Upstairs, landing, 3 bedrooms, bathroom. Driveway to garage & work from home office, private rear garden. No upward chain. Freehold. Council Tax Band C

Entrance Hall

Double glazed composite entrance door, LVT tiled flooring, stairs to first floor, under-stairs cupboard with UPVC window, radiator.

Cloaks/wc

UPVC double glazed opaque window, LVT flooring, wash hand basin, wc.

Lounge

14'1" x 11'2" (4.31 x 3.42)

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

Kitchen-Diner

17'8" x 11'0" (5.40 x 3.37)

UPVC double glazed French doors to rear, UPVC double glazed window to rear, ceramic tiled flooring, radiator, recessed spotlights. Recently refitted with a range of base, drawer & eye level units, quartz work surfaces, upstands, composite one and a half bowl sink unit with mixer tap. Built-in electric oven, halogen hob with extractor hood. Integrated dishwasher, fridge/freezer & washing machine.

First Floor Landing

UPVC double glazed window, newly fitted carpet, access to loft, airing cupboard housing Ideal combination boiler.

Bedroom One

11'11" x 11'6" (3.64 x 3.52)

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

Bedroom Two

11'6" x 11'2" (3.52 x 3.42)

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

Bedroom Three

7'8" x 7'4" (2.34 x 2.25)

UPVC double glazed window to front, newly fitted carpet, radiator, recessed cupboard.

Bathroom

7'3" x 5'5" (2.21 x 1.67)

UPVC double glazed opaque window, chrome heated towel rail, tiled flooring, fully tiled walls, extractor fan, panelled bath with mains twin head shower over & glass screen, vanity wash hand basin with quartz top, wc.

Outside

7'4" x 7'2" (2.26 x 2.20)

The front garden is gravelled with low walled boundary, driveway to side of property offering parking for 3 cars in tandem, wrought iron gates halfway down leading to single detached brick built garage (19'4 x 8'4) with up & over door, light & power. door to side.

The private rear garden approx 40' has been landscaped with ease of maintenance in mind having paved patio, artificial lawn. Outbuildings (7'4 x 7'2) suitable for work from home office, UPVC double glazed window and door, tiled floor, light & power. 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)

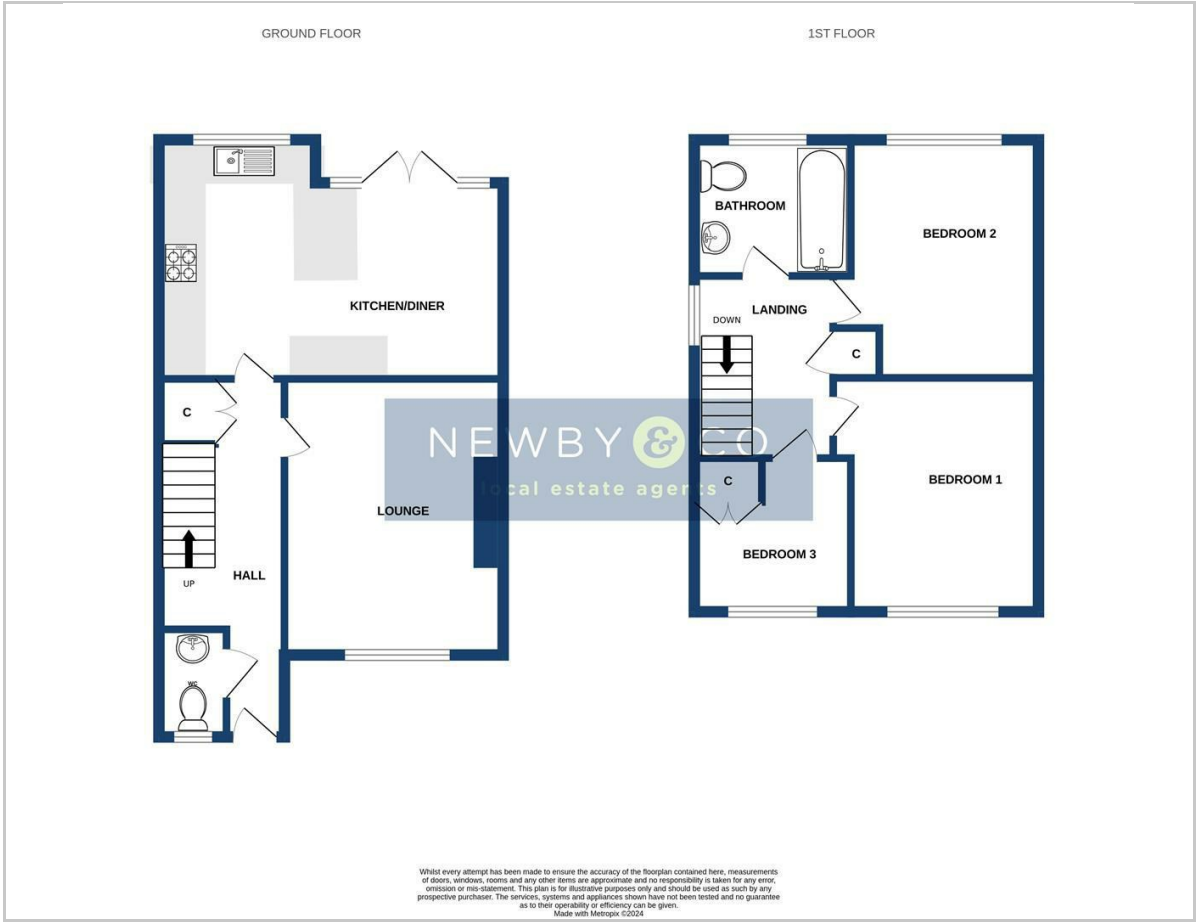
It has a Council Tax Band of x which means a charge of £x for tax year ending March 2025

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

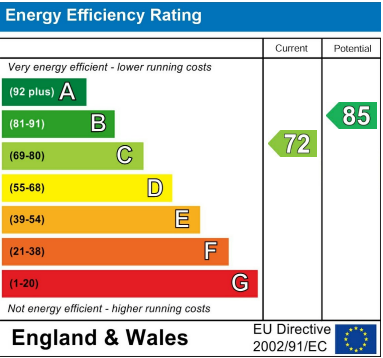
Please contact our Glenfield Office on 0116 2990 990 if you wish to arrange a viewing appointment for this property or require further information.

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.

Area Map



Energy Efficiency Graph



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