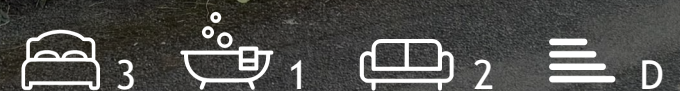




32 Faire Road
Glenfield, LE3 8EB

£290,000



32 Faire Road

Glenfield, Leicester, LE3 8EB

A well proportioned 1956 Calverley built traditional 3 bed link-detached home in popular residential location close to excellent local amenities, shops, well regarded schools and major road links. The property requires some modernisation, which is reflected in the price but benefits from full gas central heating (Worcester boiler 2017), UPVC double glazing, offered for sale with immediate vacant possession. The accommodation briefly comprises on the ground floor of entrance hall, L-shaped lounge-diner, extended sitting room/office, kitchen. Upstairs, landing, 3 bedrooms, bathroom. Gardens to front and side, driveway to garage. A property offering tremendous potential! Freehold - no upward chain. Council tax band C.

Entrance Hall

Solid UPVC entrance door & glazed panel to side, original oak flooring, radiator, stairs to first floor.

Cloaks/wc

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

Lounge-Diner

16'9" x 10'3" (5.12m x 3.13m)

Part of the L-shaped lounge-diner that are a hallmark of 50's Calverley houses. Two radiators, double glazed sliding patio doors to rear garden. Measurement shown is for the living area.

Dining Area

9'5" x 7'10" (2.89m x 2.40m)

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

Sitting Room

15'5" x 11'5" (4.70m x 3.50m)

This addition to the ground floor accommodation is very flexible and offers a number of possibilities. We feel this would make an excellent second reception room, cinema room, playroom, work from home office or even an opportunity to relocate the kitchen. Windows to front and side, radiator, double glazed sliding patio doors. We are advised by the vendor that this extension was added in 1974.

Kitchen

11'8" x 8'0" (3.58m x 2.44m)

UPVC double glazed window to side, part glazed door to side, fitted with a range of basic base, drawer & eye level units, work surfaces, stainless steel sink unit, provision for all usual appliances.

Understairs pantry store.

First Floor: Landing

UPVC double glazed window at stair turn, access to loft, radiator.

Bedroom One

10'10" x 9'5" (3.31m x 2.88m)

UPVC double glazed window to front, radiator, recessed cupboard.

Bedroom Two

9'9" x 9'4" (2.99m x 2.86m)

UPVC double glazed window to side, radiator, airing cupboard housing cylinder.

Bedroom Three

8'11" x 7'8" (2.72m x 2.34m)

UPVC double glazed window to side, radiator, recessed cupboard.

Bathroom

6'8" x 5'6" (2.04m x 1.69m)

UPVC double glazed opaque window, panelled bath, wash hand basin, wc, part tiled walls.

Outside

Gardens to front and side comprise of lawn, shrubs, trees, hedges.

A driveway provides hard standing for a car (could be extended for more) in front of a detached brick garage with timber gates. Outside brick store.

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)

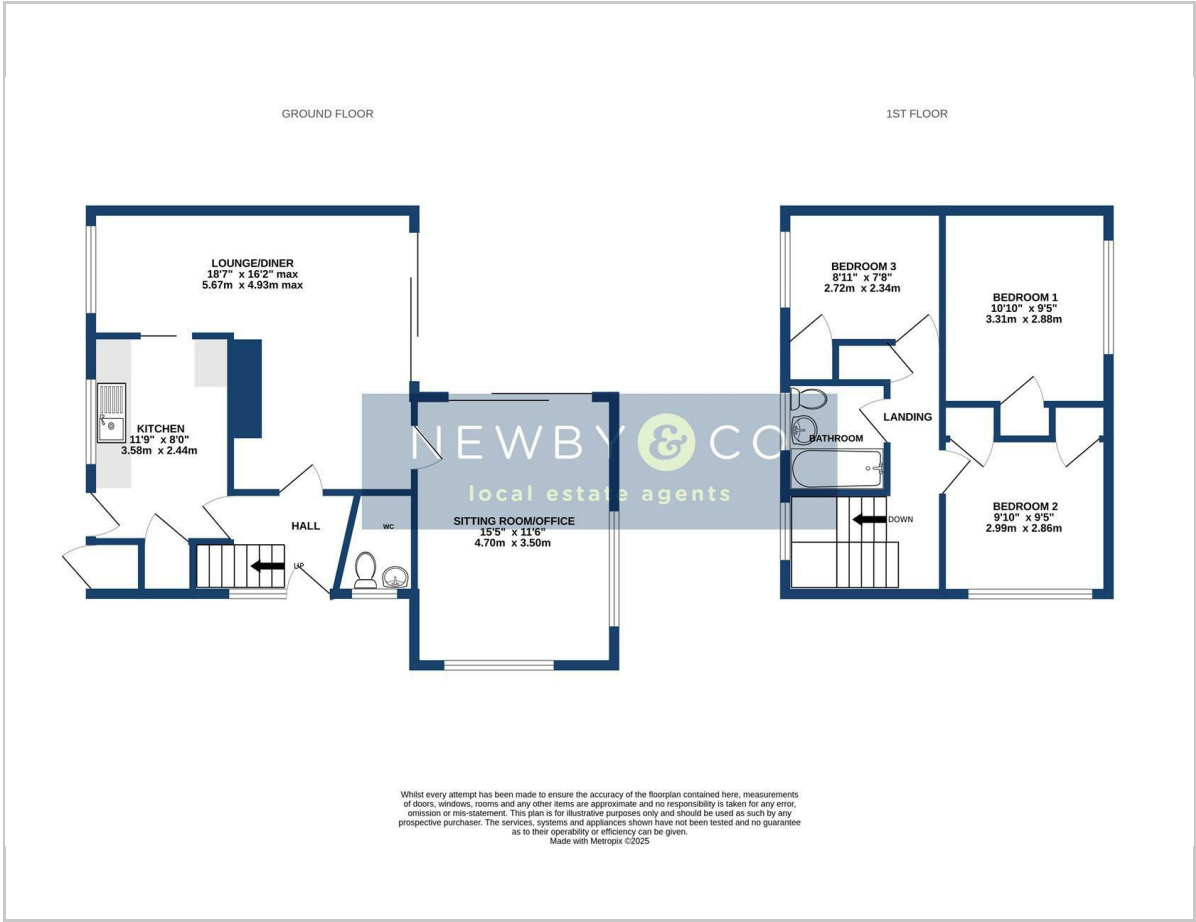
It has a Council Tax Band of C which means a charge of £2109.49 for tax year ending March 2026

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

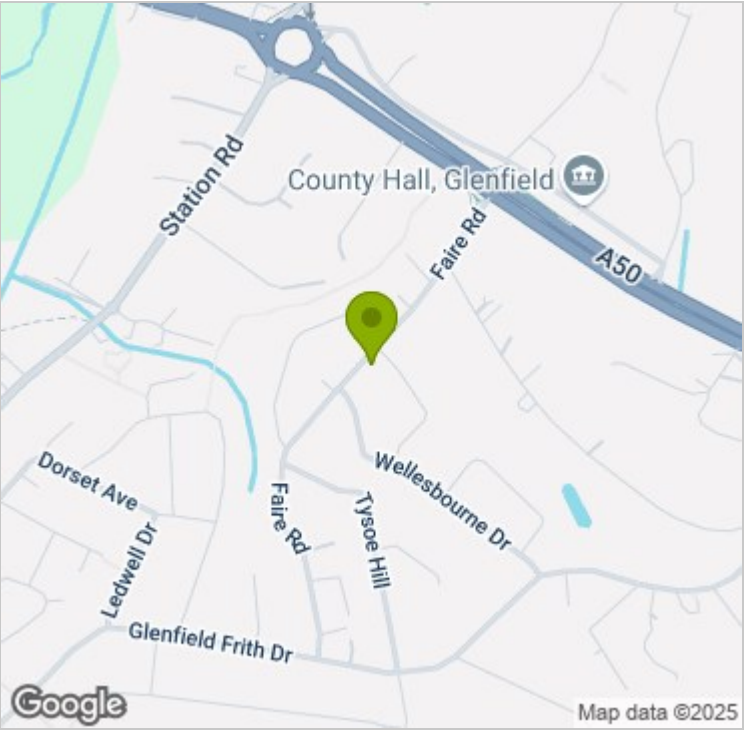


Viewing

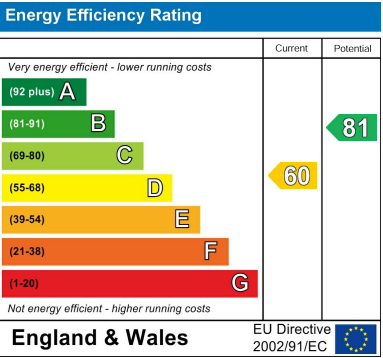
Please contact our Glenfield Office on 0116 2990 990 if you wish to arrange a viewing appointment for this property or require further information.

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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