



2 Kirkstone Close  
Glenfield, LE3 8PA  
£290,000



## 2 Kirkstone Close

Glenfield, Leicester, LE3 8PA

NO UPWARD CHAIN! A traditional Jelson 3 bed semi situated on a generous corner plot offering potential to extend further (subject to usual consent). The property is situated in a particularly popular location a short walk to the nearby Hall County primary school. The property benefits from full gas central heating (boiler 3 years old), UPVC double glazing, rewired. To the ground floor: open plan lounge, modern kitchen-diner . First floor, landing, 3 bedrooms, bathroom with shower over bath. Corner plot gardens, driveway & garage. Glenfield offers easy access to schools, shops including the Morrisons store, Glenfield Hospital, major roads & transport links, open countryside. Early viewing highly recommended. Freehold - NO UPWARD CHAIN. Council Tax band C

### Enclosed Porch

The property is entered via an enclosed entrance porch of UPVC double glazed construction with UPVC entrance door.

### Lounge

16'9" x 13'6" (5.13m x 4.12m)

A spacious open-plan living room with new high security double glazed composite entrance door, UPVC double glazed large picture window to front aspect. The flooring is part laminate floor & part neutral fitted carpet, radiator, stairs to first floor.

### Kitchen-Diner

16'10" x 8'4" (5.15m x 2.56m)

A good sized kitchen-diner fitted with a range of modern units. There are two UPVC double glazed windows to rear aspect and a UPVC double glazed door to side. The kitchen is fitted with a modern range of base, drawer and eye level units with a wealth of work surfaces, a breakfast bar and a sink unit with mixer taps. There is ample space and provision for all usual appliances and a wall mounted Ideal combi boiler.

### First Floor: Landing

UPVC double glazed window to side, access to loft.

### Bedroom One

11'11" x 9'11" (3.65m x 3.03m)

A good sized double bedroom with UPVC double glazed large picture window to front aspect, radiator, neutral fitted carpet.

### Bedroom Two

10'7" x 9'11" (3.24m x 3.03m)

Another good sized double bedroom with UPVC double glazed window to rear aspect, radiator, neutral fitted carpet.

### Bedroom Three

7'10" x 6'6" (2.40m x 2.00m)

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

### Bathroom

6'1" x 5'11" (1.86m x 1.81m)

UPVC double glazed opaque window to rear aspect, fitted with a white suite comprising of a panelled bath with mains shower over, vanity wash hand basin, wc, fully tiled walls.

### Outside

The property is situated on a good sized corner plot offering gardens to front, side and rear. The shape of the plot also offers tremendous scope for further extension (subject to all usual consents)

There is an extensive driveway for 2/3 cars leading to a detached sectional garage.

The rear gardens comprise of a paved patio, lawns, 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](http://blaby.gov.uk))

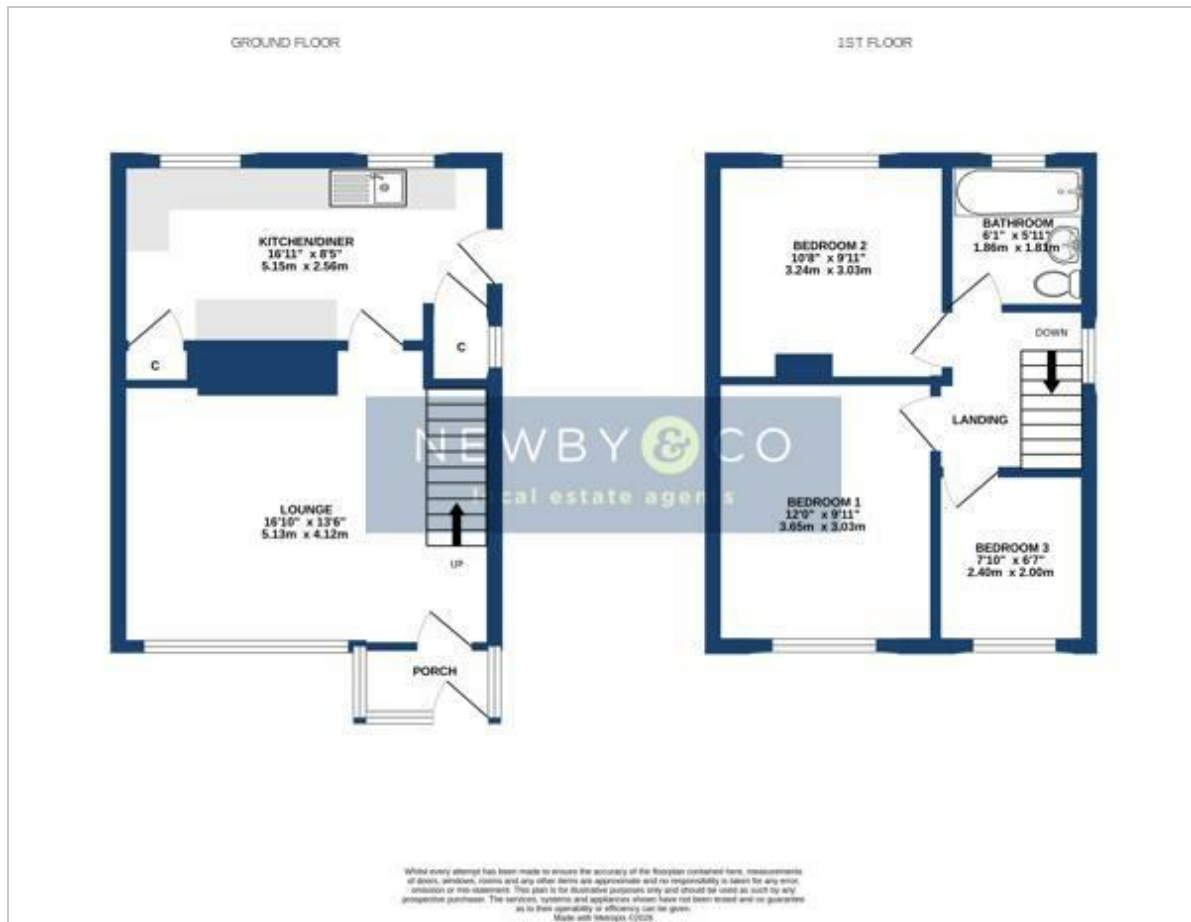
It has a Council Tax Band of C which means a charge of £2179.90 for tax year ending March 2027

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](http://www.leicestershire.gov.uk/education-and-children/schools-colleges-and-academies/find-a-school)



## Floor Plan

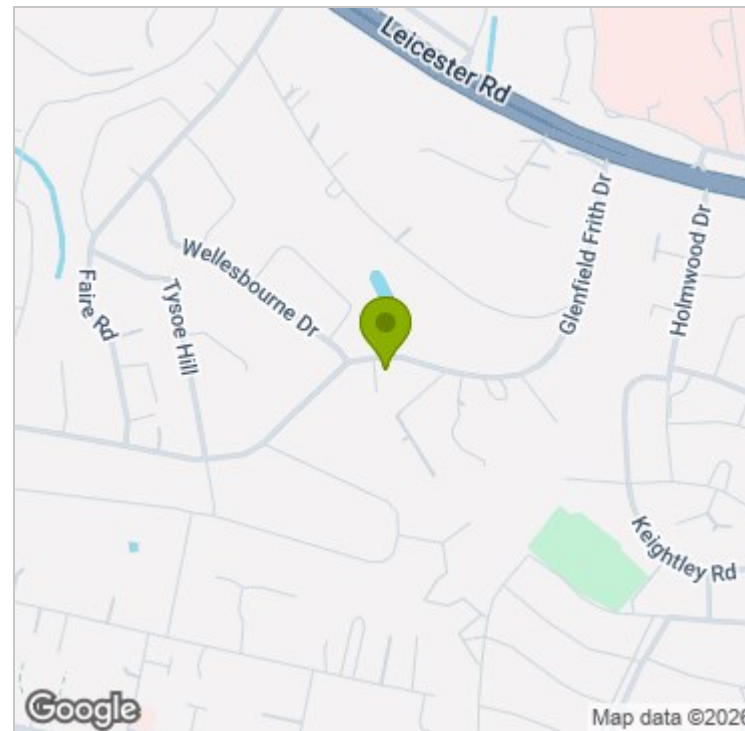


## Viewing

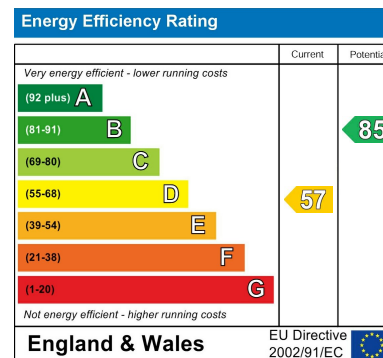
Please contact our Glenfield Office on 0116 2990 990 if you wish to arrange a viewing appointment for this property or require further information.

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## Area Map



## Energy Efficiency Graph



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