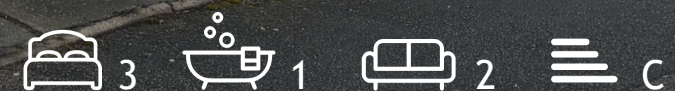


18 Salcombe Drive  
Glenfield, LE3 8AF

£285,000





# 18 Salcombe Drive

Glenfield, Leicester, LE3 8AF

An extended Calverley built 3 bedroom family semi-detached home in prime residential location close to well regarded primary school, a good selection of shops, major road links. The property benefits from full gas central heating and UPVC double glazing. The spacious accommodation comprises on the ground floor, hall, cloaks/wc, L-shaped lounge-diner, extension to lounge, fitted kitchen (oven/hob). Upstairs, landing, 3 generously sized bedrooms, shower room. Driveway, carport & garage, South-West facing 100' rear garden. Freehold - no upward chain. Council Tax Band C

## Entrance Hall

UPVC double glazed entrance door and side panel, stairs to first floor, fitted carpet, radiator.

## Cloaks/wc

UPVC double glazed opaque window, wash hand basin, wc, wall mounted Worcester boiler.

## L-Shaped Lounge-Diner

19'3" x 18'10" max (5.87m x 5.76m max)

A generously sized L-shaped lounge-diner. UPVC double glazed window to rear, gas fire set in a wooden surround, coving to ceiling, fitted carpet, two radiators.

## Extension to lounge

12'0" x 8'1" (3.66m x 2.47m)

UPVC double glazed window to side, UPVC double glazed sliding doors to rear, radiator, fitted carpet.

## Kitchen

15'1" x 7'10" (4.61m x 2.40m)

Two UPVC double glazed windows and a door to side, fitted with a range of modern base, drawer & eye level units, work surfaces with upstands and tile surrounds, stainless steel sink with mixer taps. Neff built-in oven & hob. Provision and space for a cooker, washing machine and fridge. Radiator.

## First Floor: Landing

UPVC double glazed window at stair turn, fitted carpet, storage cupboard, access to loft.

## Bedroom One

13'1" x 10'4" (3.99m x 3.16m)

UPVC double glazed window to rear, radiator, fitted carpet, built-in wardrobes, airing cupboard housing cylinder.

## Bedroom Two

10'1" x 10'2" (3.08m x 3.11m)

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

## Bedroom Three

10'0" x 8'9" (3.07m x 2.69m)

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

## Bathroom

6'8" x 5'5" (2.04m x 1.66m)

UPVC double glazed opaque window to side, radiator, walk-in shower enclosure with electric shower and glass screen, vanity wash hand basin, wc. Fully tiled walls, vinyl floor, radiator.

## Outside

The front garden has lawn, shrubs, external water tap, driveway leading to garage with up & over door.

The rear gardens are 100' long and South-West facing with paved patio, lawn, borders, fenced and hedged boundaries, greenhouse, brick store/workshop with UPVC double glazed door & window.

## Garage

16'2" x 8'0" (4.95m x 2.45m)

A detached brick built garage with electric shutter door, light & power, UPVC double glazed side window and solid UPVC 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](http://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.

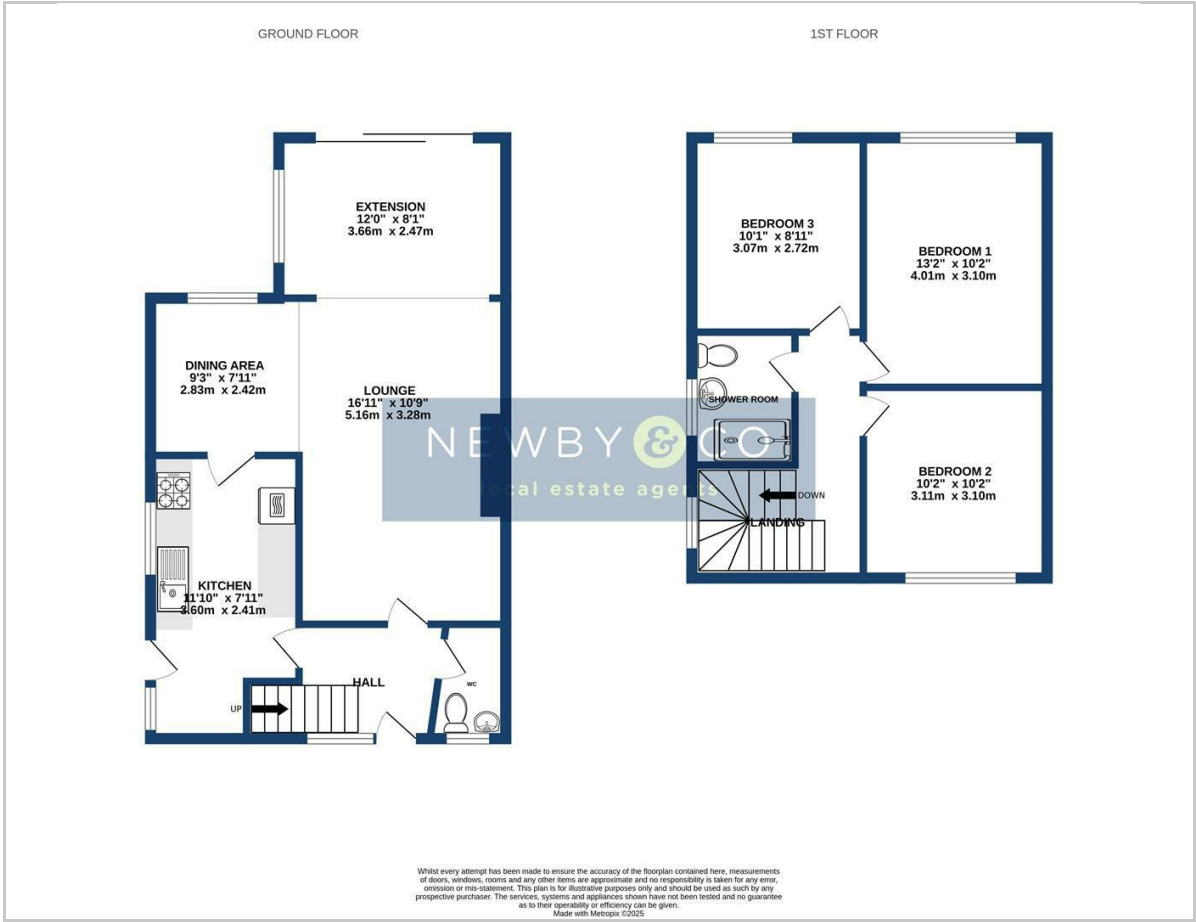
For more information regarding school catchment areas please go to [www.leicestershire.gov.uk/education-and-children/schools-colleges-and-academies/find-a-school](http://www.leicestershire.gov.uk/education-and-children/schools-colleges-and-academies/find-a-school)







Floor Plan

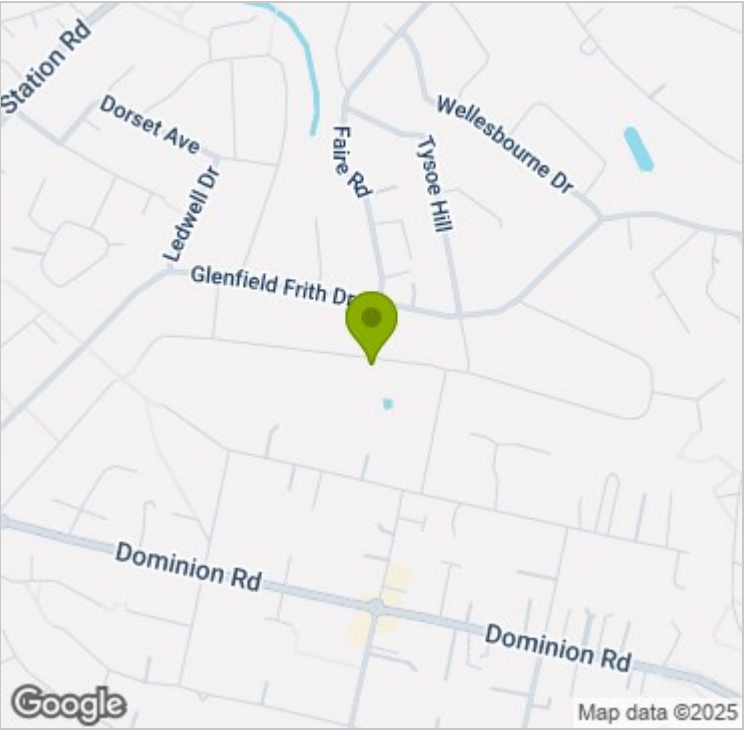


Viewing

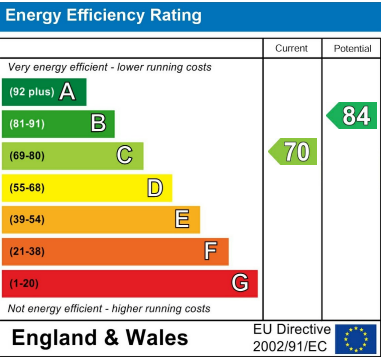
Please contact our Glenfield Office on 0116 2990 990 if you wish to arrange a viewing appointment for this property or require further information.

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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