

10 Beacon Court, Faire Road
Glenfield, LE3 8EQ

£140,000

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Glenfield, Leicester, LE3 8EQ

A really impressive immaculately presented ground floor retirement maisonette designed specifically for the over 55's, situated in a pleasant landscaped courtyard and gardens which are maintained by a management company. The property has undergone a comprehensive range of improvements over the last 4 years including new kitchen, new shower room & redecorated throughout with quality floor coverings. There is full gas central heating, UPVC double glazed windows and doors. Communal gardens and ample parking for residents and visitors. The accommodation comprises of entrance hall, lounge, kitchen, 2 bedrooms and bathroom. Leasehold - 125 years from 1987. Council Tax Band B

Entrance Hall

Composite double glazed entrance door.

Lounge

16'11" x 10'4" (5.16m x 3.17m)

A delightful living room which has been redecorated to a tasteful contemporary standard. UPVC double glazed window with fitted blinds faces the rear gardens. Radiator, coving to ceiling, attractive newly fitted laminate flooring, wall mounted contemporary electric fire. Useful large understairs storage cupboard.

Superb Kitchen

10'5" x 6'8" (3.19m x 2.04m)

A recently remodelled modern kitchen with quality appliances and sleek modern units and worktops. UPVC double glazed window to front, fitted with a glossy modern range of base, drawer & eye level units, ample work surfaces with upstands, one and a half bowl composite sink unit with mixer taps. Appliances include a new built-in fan-assisted electric oven, induction hob, integrated fridge/freezer. Wall mounted gas central heating boiler. Airing cupboard housing hot water cylinder.

Bedroom One

11'5" x 9'11" (3.50m x 3.03m)

A generous double bedroom with a wealth of storage. UPVC double glazed window with fitted blinds facing the rear gardens. Tastefully redecorated, fitted carpet, radiator, built-in twin recessed wardrobes.

Bedroom Two

9'11" x 6'6" (3.03m x 2.00m)

There is still ample space in this bedroom for a double bed. UPVC double glazed window to front, fitted carpet, radiator, recessed cupboard.

Shower Room

Superb recently remodelled shower room with a contemporary suite. UPVC double glazed opaque window with fitted blinds, chrome heated towel radiator, tiled floor, fully tiled walls, walk-in shower enclosure with electric shower and glass screen, vanity wash hand basin, wc.

Outside

There are delightful communal gardens maintained by the management company and ample off road parking for residents and their guests.

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)

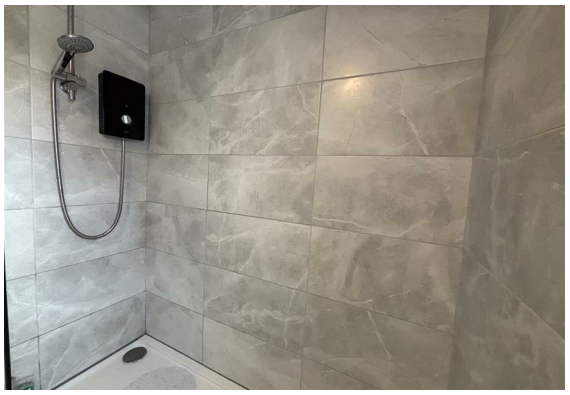
This property falls within Blaby District Council (blaby.gov.uk)
It has a Council Tax Band of B which means a charge of £1907.41 for tax year ending March 2027
Please note: When a property changes ownership local authorities do reserve the right to re-calculate council tax bands.
For more information regarding school catchment areas please go to www.leicestershire.gov.uk/education-and-children/schools-colleges-and-academies/find-a-school



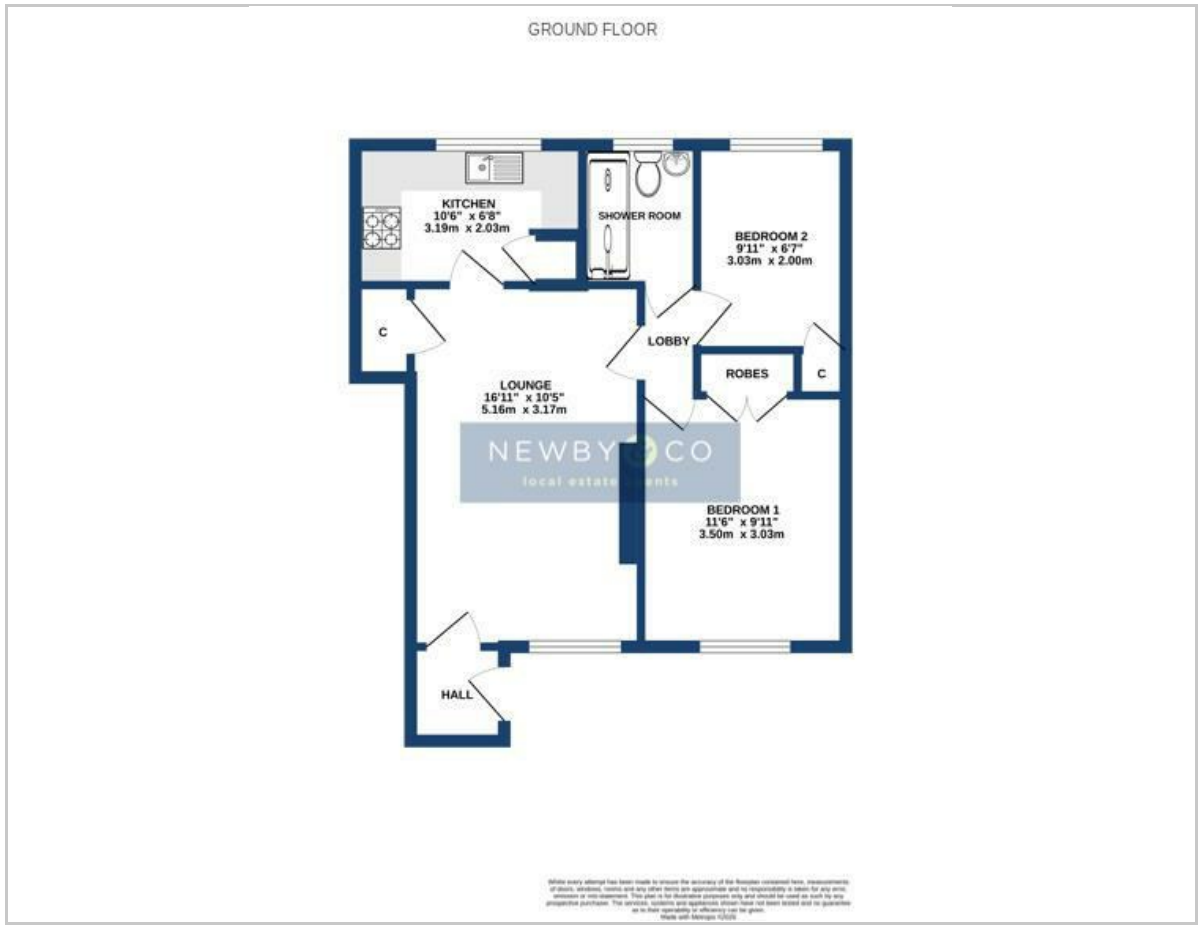




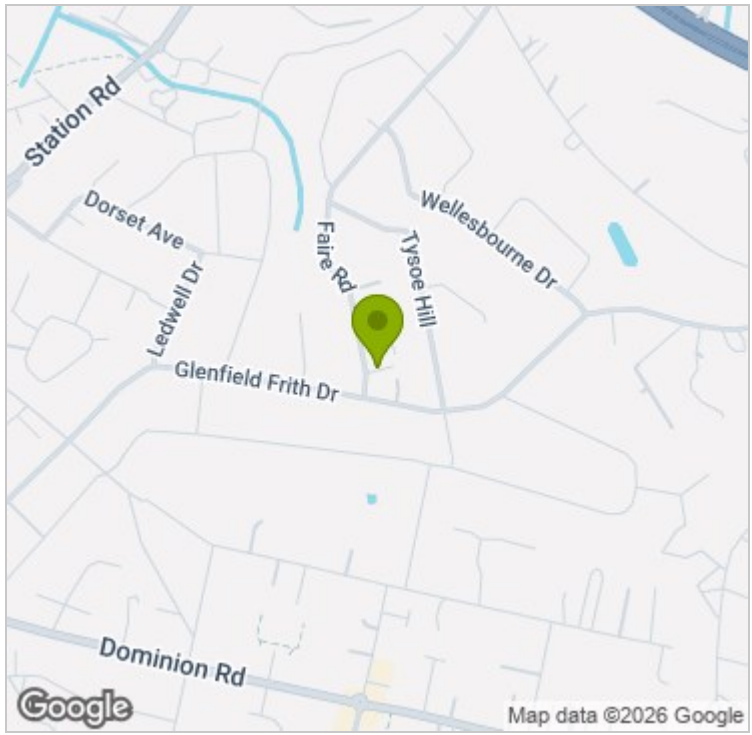


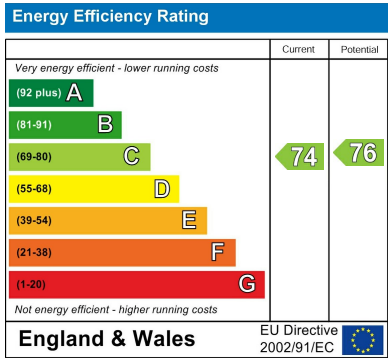
Floor Plan



Area Map



Energy Efficiency Graph



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.

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