



 **3**  
Bedrooms

 **1**  
Bathroom





Kings are pleased to present this three-bedroom terraced property on New Parks Boulevard, in the New Parks area. This property can be found on a very popular road due to the convenience that it brings to the owners with a number of local amenities within close proximity including shops, supermarkets, Glenfield Hospital, schools and ease of access to surrounding areas including Beaumont Leys, New Parks, Braunstone Town and the City Centre. The layout follows a traditional style with the ground floor consisting of two reception rooms and the kitchen, and the first floor consisting of three bedrooms and the family bathroom.

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As you enter the property you are initially placed within a spacious entrance hallway providing access to the living room and the kitchen to the rear. The living room can be found at the front of the property consisting of carpeted flooring, a front facing double-glazed window, wall mounted radiator and access to the dining room. The kitchen is located at the end of the entrance hallway providing further access to a separate dining room, consisting of hardwood flooring, a rear facing double-glazed window, integrated appliances and rear garden access.

As you proceed up the stairway onto the first floor you are met with a small landing area providing access to two double bedrooms, one single bedroom and the family bathroom. All three bedrooms consist of hardwood flooring, double-glazed windows, integrated storage cupboards and wall mounted radiators. The family bathroom boasts a three-piece layout consisting of tiling throughout, a bath/shower, sink and toilet.

## Property Info

### Ground Floor

**Living Room:** 4.31m x 3.62m (14'2" x 11'11") – located at the front of the property consisting of carpeted flooring, a front facing double-glazed window, wall mounted radiator and dining room access.

**Dining Room:** 3.07m x 2.68m (10'1" x 8'10") – accessed via the living room and kitchen, consisting of hardwood flooring, a rear facing double-glazed window and wall mounted radiator.

**Kitchen:** 3.26m x 2.68m (10'8" x 8'10") – located at the rear of the property consisting of hardwood flooring, fitted worktops and storage cupboards, integrated appliances and rear garden access.

### First Floor

**Bedroom One:** 3.74m x 3.14m (12'3" x 10'3") – double bedroom located at the front of the property consisting of hardwood flooring, a front facing double-glazed window and wall mounted radiator.

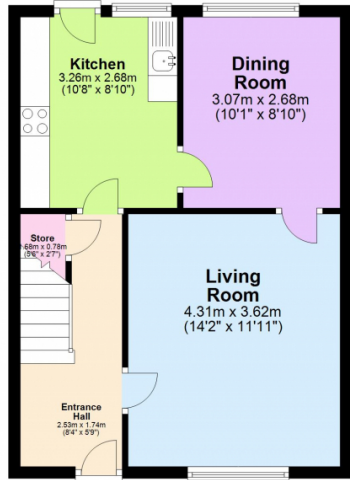
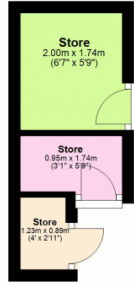
**Bedroom Two:** 2.88m x 3.65m (9'5" x 12') – double bedroom located at the rear of the property consisting of hardwood flooring, a rear facing double-glazed window and wall mounted radiator.

**Bedroom Three:** 2.73m x 2.27m (8'11" x 7'5") – single bedroom located at the front of the property consisting of hardwood flooring, a front facing double-glazed window and wall mounted radiator.

**Bathroom:** 1.69m x 1.77m (5'7" x 5'10") – three-piece bathroom consisting of tiling throughout, a bath/shower, sink and toilet.

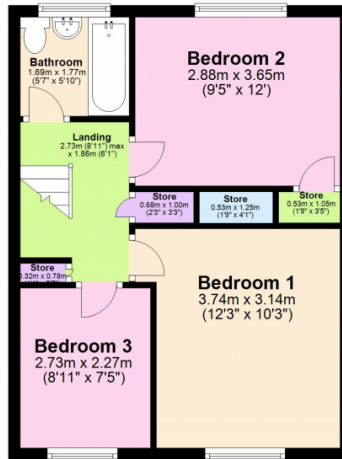
**Ground Floor**

Approx. 47.8 sq. metres (515.0 sq. feet)



**First Floor**

Approx. 40.7 sq. metres (438.0 sq. feet)



Total area: approx. 88.5 sq. metres (952.9 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

