



Park Drive, Leicester Forest East,
LE3



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£295,000



Key Features

- Three Bedrooms
- Traditional Bay Fronted Semi Detached Home
- Full Length Lounge Diner & Conservatory
- Converted Garage Creating Home Office With WC
- Popular Residential Location
- Within Walking Distance to Local Amenities
- EPC rating TBC
- Freehold





Boasting a converted garage creating the perfect space to work from home with its own WC, this three bedroom semi detached home is situated within walking distance to Fossebrook Primary School and local amenities, perfect for growing families and must be viewed in person to be fully appreciated. The gas centrally heated accommodation includes an entrance porch and hall, lounge diner with bay, conservatory and extended kitchen. Upstairs you will find three bedrooms and a bathroom. The plot features off road parking to the front with a larger than average mainly laid to lawn garden to the rear featuring a summerhouse. An early viewing comes highly recommended.

Ground Floor

Upon entering the property, you are welcomed into a practical entrance porch, leading through to an inviting hallway. Here, you'll find a staircase rising to the first floor, along with a useful under-stairs storage cupboard.

The full-length reception room provides space for both formal dining and relaxed living. A walk-in bay window to the front elevation floods the space with natural light, while sliding doors at the rear open into the conservatory extension, offering a dual-aspect outlook and seamless access to the garden.

The kitchen is well-appointed with a range of wall and base units topped with complementary roll-edge work surfaces and finished with stylish brick-effect tiling. Additional features include a sink and drainer, a breakfast bar, and space for appliances. Dual-aspect windows enhance the natural light, and a side door provides direct access to the carport.

First Floor

Moving upstairs there are three bedrooms to choose from, two double bedrooms and one single bedroom. The master bedroom benefits from having built in

wardrobes as well as a walk in bay window to the front elevation. The first floor is finished with a family bathroom fitted with a three piece suite comprising a corner bath, wash hand basin and WC.

Outside

Situated behind a perimeter wall, this property features a low-maintenance block-paved forecourt and a side driveway offering ample off-road parking. The driveway extends to a carport and a converted garage, now a functional home office, ideal for remote working. Additional conveniences include a combined utility room and WC. To the rear, you'll find a larger-than-average garden, complete with a charming summerhouse.

Location

Leicester Forest East is a sought-after residential suburb situated to the west of Leicester, offering the perfect balance between city convenience and suburban tranquility. Well-connected by major road links including the M1 and A47, it provides excellent access to Leicester city centre, Fosse Park Shopping Centre, and surrounding areas—making it ideal for commuters and families alike.

The area boasts a range of local amenities including reputable schools, supermarkets, cafes, and independent shops, as well as parks and green spaces for outdoor recreation. Nearby Meridian Leisure Park offers cinema, dining, and fitness options, while regular bus services ensure easy public transport connections.

With its friendly community feel and convenient location, Leicester Forest East continues to be a popular choice for those looking for a well-rounded lifestyle on the edge of the city.

Tenure & Council Tax

We understand the property to be freehold with vacant possession upon completion. Blaby District Council - Tax Band B. Please be advised that when a property is sold, local authorities reserve the right to re-calculate the council tax band.

Viewing Arrangements

Viewings are strictly by appointment only.





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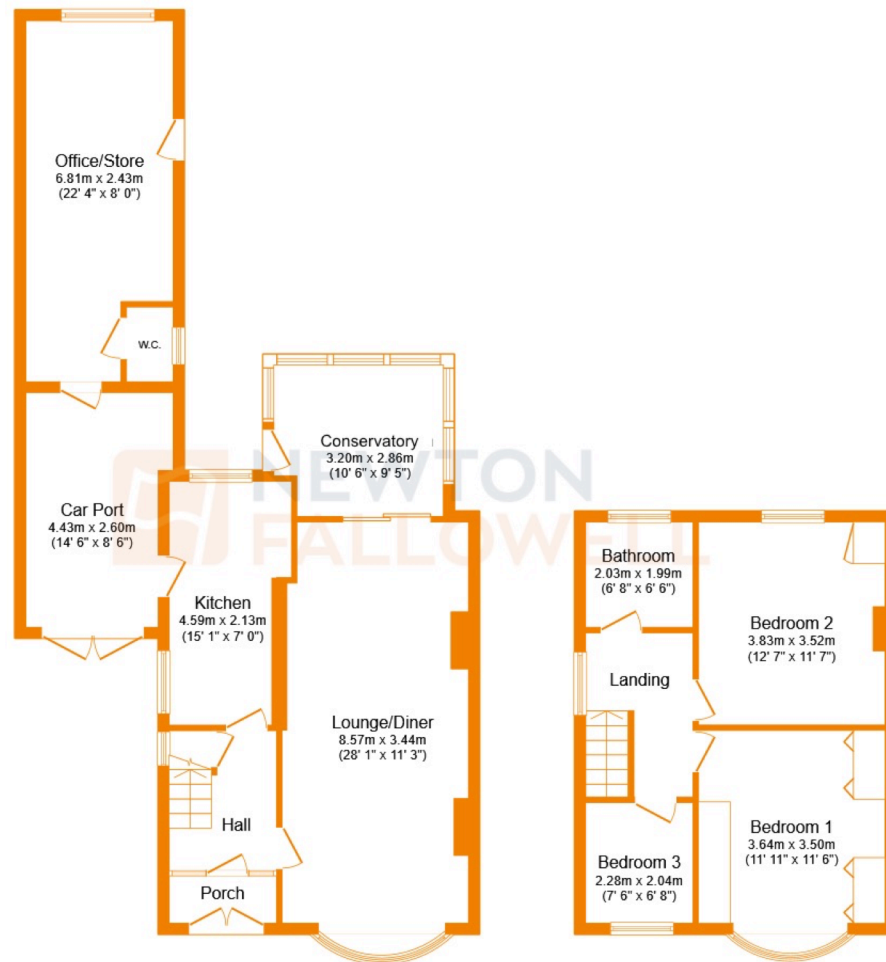
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Ground Floor

First Floor

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