



Park Rise, Leicester, LE3



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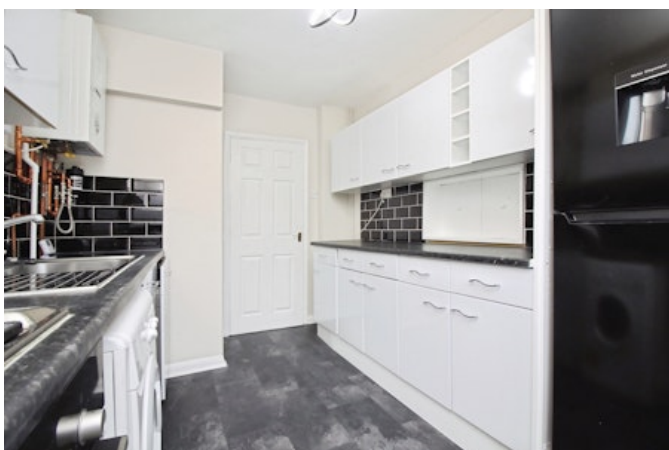
£240,000



Key Features

- Three Well Proportioned Bedrooms
- Elevated Semi Detached Home
- Worcester Bosch Boiler Fitted February 2025
- Available With No Upward Chain
- Elevated Position in a Popular Location
- Single Garage Located in Nearby Block
- EPC rating TBC
- Freehold





Ideally positioned close to Meridian Park and Fosse Shopping Park, this three-bedroom semi-detached home offers a fantastic opportunity for first-time buyers and families alike. The property benefits from gas central heating (boiler fitted February 2025) and double glazing throughout, with a bright and neutrally decorated interior ready for personal touches. The ground floor features an entrance hall, convenient downstairs WC, a through lounge-diner perfect for entertaining, and a modern kitchen. Upstairs, there are three comfortable bedrooms and a modern fitted shower room. Outside, the property enjoys a lawned rear garden with a useful outbuilding for storage, while a single garage is located in a nearby block. With excellent access to the M1 and M69 motorway network, this home combines practicality with convenience. Offered with no upward chain, this property must be viewed to fully appreciate the space and potential it has to offer.

Welcome to your new home

Upon entry to the home you step into the welcoming entrance hall offering a staircase rising to the first floor and access to a convenient guest WC. The full length reception room offers ample space for both formal dining and comfortable sitting, with a bay window to the front elevation and sliding doors opening to provide access to the rear garden. The kitchen is fitted with a range of wall mounted and base units with complementary roll edge work surfaces over and brick effect tiled splashbacks. Features include an inset sink and drainer, built in 'Bosch' oven with four ring hob above, built in dishwasher and space for appliances. There is also a wall mounted Worcester Boiler (Fitted Feb 2025) and a useful pantry.

Moving Upstairs

Upstairs, the property offers three well-proportioned bedrooms, one of which benefits from having built in

wardrobes. The modern shower room features a walk-in shower, wash hand basin and a WC, with complementary tiled surrounds. An airing cupboard is located on the landing and provides additional storage.

Outside

Occupying an elevated position, the property is approached via steps leading to the front entrance. To the rear, gated access opens to a garden featuring a paved terrace adjoining the house, with steps rising to a higher level where a useful outbuilding is situated. The garden also includes areas of lawn, mature shrubs, and fenced boundaries. Further gated access leads to a single garage located in a nearby block, measuring approximately 5.44m x 2.81m, and fitted with an up-and-over door.

Location

The property is ideally positioned for a wide range of amenities and services, including renowned local schools, the University of Leicester, and both the Royal Infirmary and Leicester General Hospital. A variety of shopping and leisure facilities are nearby, including Narborough Road, the vibrant West End, and the ever-popular Braunstone Gate, known for its cafés, bars, and independent retailers. Excellent transport links enhance the property's appeal, with direct rail services to London, Birmingham, and Nottingham, regular bus routes to and from Leicester city centre and Fosse Retail Park, and easy access to major road networks including the M1 and M69 motorways.

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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Referrals

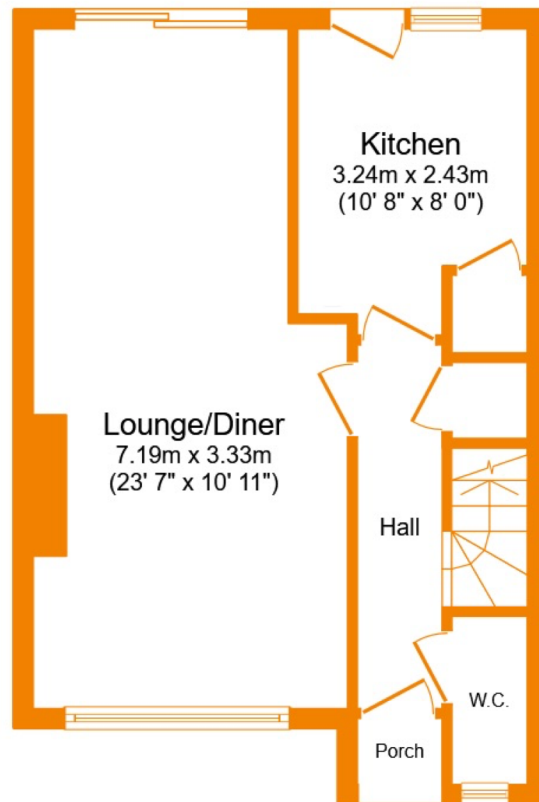
Newton Fallowell and our partners provide a range of services to our vendors and purchasers, although you are free to choose an alternative provider. We can refer you to MAB to help with finances, we may receive a referral fee if you take out a mortgage through him. If you require a solicitor to handle your sale or purchase, we can refer you on to a panel of preferred providers and we will receive a referral fee should you decide to use them to sell or purchase a property. We can also refer you to a surveyor and energy assessor and we will receive a referral fee should you use their services. If you require more information regarding our referral programmes, please ask at our office.

Free Property Valuations

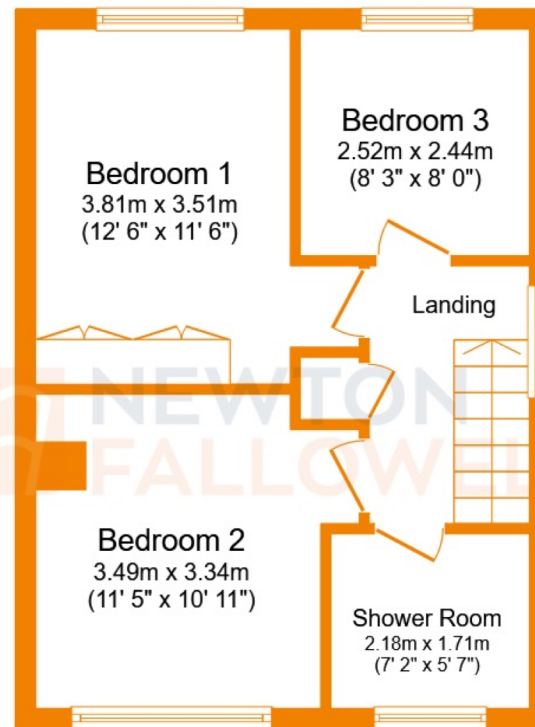
If you have a house to sell then we would love to provide you with a free no obligation valuation.



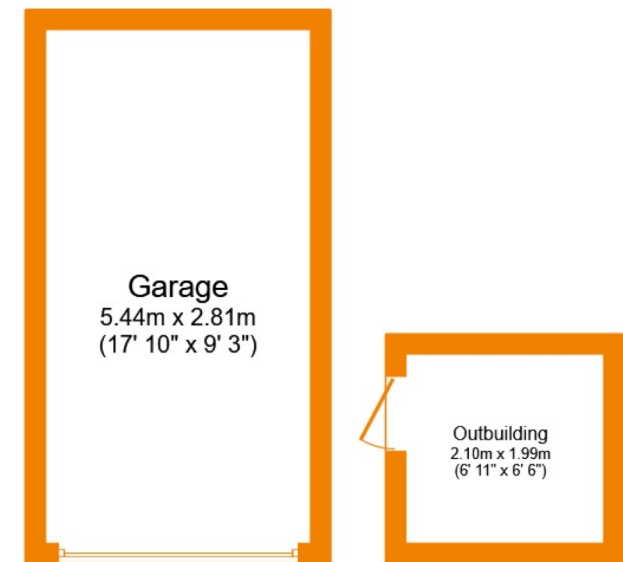




Ground Floor



First Floor



Outbuilding

