



36 Park Rise
Western Park, LE3 6SH

£265,000



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Western Park, Leicester, LE3 6SH

A spacious 3 bedroom detached family home in popular location close to local amenities and within easy reach of city centre, major roads, Fosse Park. The property benefits from full gas central heating, UPVC double glazing, cavity wall insulation. Generously sized accommodation comprises: entrance hall, cloaks/wc, 23' dual aspect lounge-diner, fitted kitchen (oven/hob). Upstairs, landing, 3 bedrooms, bathroom with 3 piece suite. Driveway to front, garden to rear, garage in block to rear. Freehold. Council Tax Band C

Entrance Hall

UPVC double glazed entrance door, tiled flooring, radiator

Cloaks/WC

UPVC double glazed opaque window, wash hand basin, WC, radiator

Lounge-Diner

23'1" x 11'9" (7.06m x 3.60m)

A delightful dual aspect living room with large UPVC double glazed picture window to front, fitted carpet, 2 radiators, UPVC double glazed French doors to the rear.

Kitchen

10'11" x 8'9" (3.34m x 2.68m)

UPVC double glazed window & door to rear, tiled floor, fitted with a range of base, drawer and eye level units, work surfaces with a one-and-a-half bowl stainless steel sink with mixer taps. Built in electric oven with gas hob and extractor hood. Space and provision for a washing machine.

1st Floor: Landing

UPVC double glazed opaque window to the side, fitted carpet, airing cupboard with a combination boiler

Bedroom One

11'11" x 11'6" (3.65m x 3.52m)

UPVC double glazed window to front plus additional long UPVC double glazed opaque window to the side, radiator, fitted carpet, built-in wardrobes.

Bedroom Two

11'2" x 10'0" (3.41m x 3.06m)

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

Bedroom Three

8'3" x 8'0" (2.52m x 2.44m)

UPVC double glazed window, fitted carpet, radiator.

Bathroom

6'2" x 6'0" (1.88m x 1.85m)

UPVC double glazed opaque window and radiator. Fitted with a white suite comprising of panelled bath with electric shower over, pedestal wash hand basin, wc. Tiled floor and mainly tiled walls.

Outside

To the front of the property is a tarmac driveway suitable for up to 3 cars side by side.

The rear garden is laid mostly to lawn with paved patio, fully fenced boundaries. To the rear of the garden there is a garage in a block (green door)

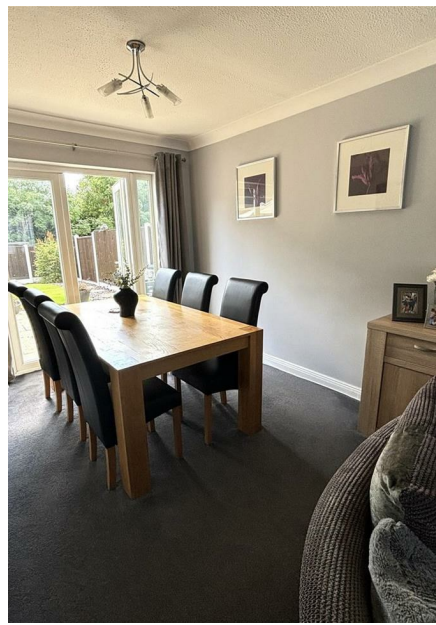
Local Authority & Council Tax Information LCC

This property falls within Leicester City Council (www.leicester.gov.uk)

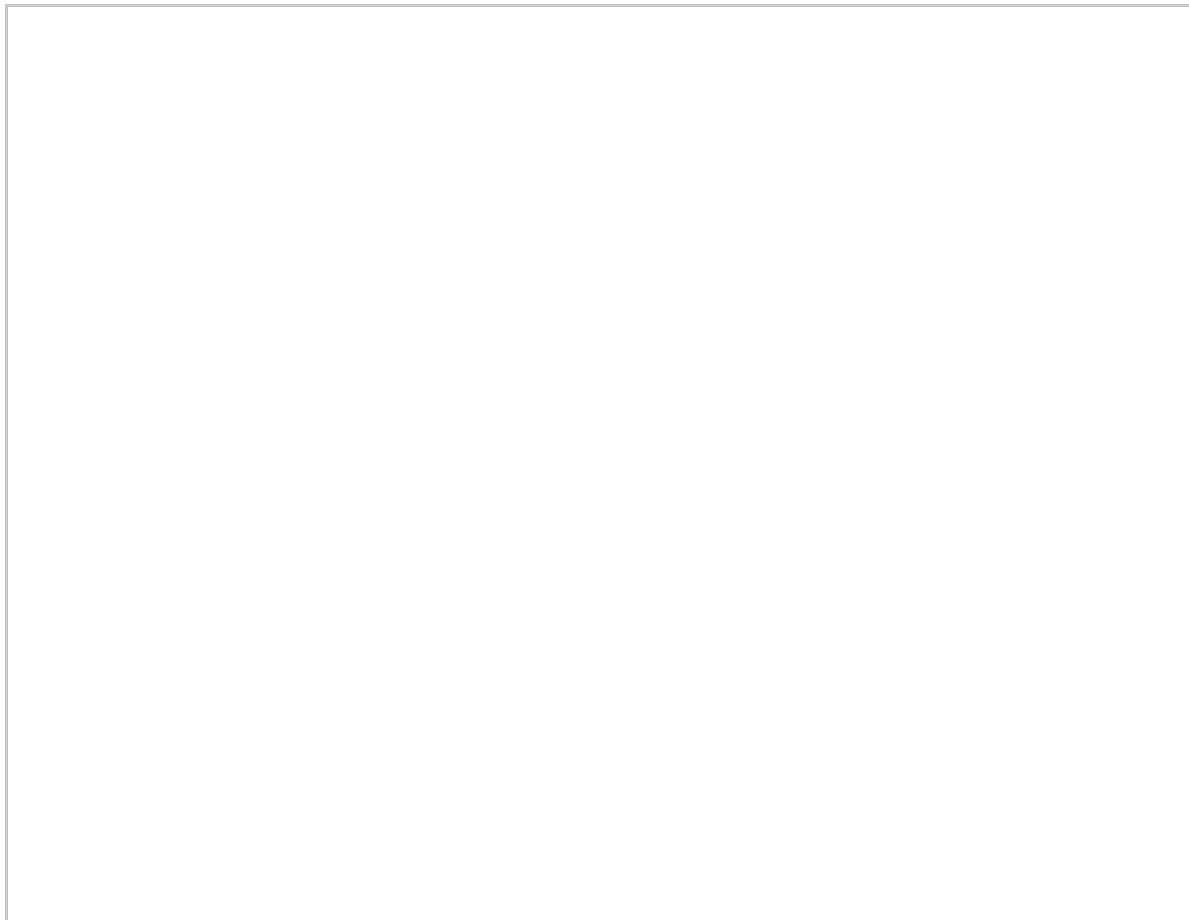
It has a Council Tax Band of C which means a charge of £2,037.80 for tax year ending March 2025

Please note: When a property changes ownership local authorities do reserve the right to re-calculate council tax bands.

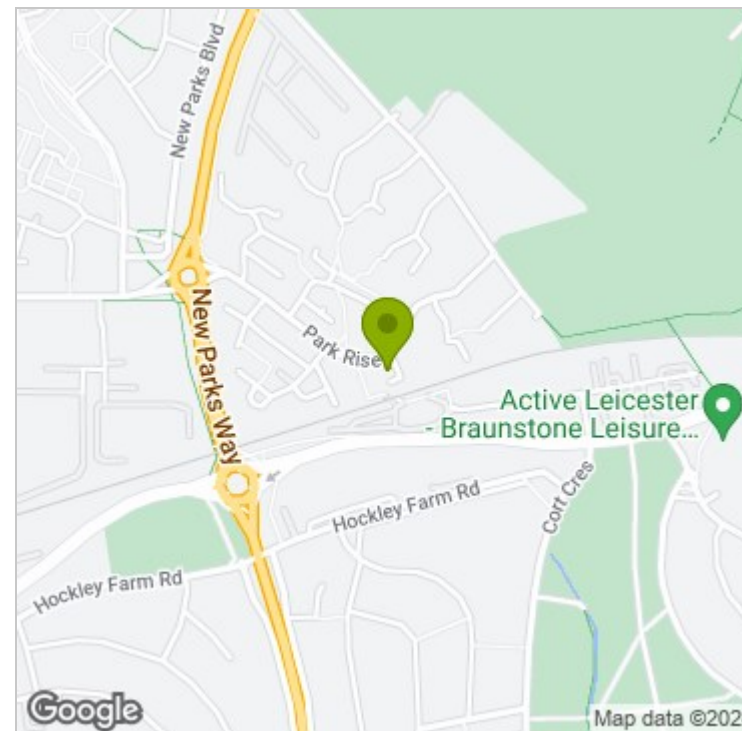
For more information regarding school catchment areas please go to www.leicestershire.gov.uk/education-and-children/schools-colleges-and-academies/find-a-school



Floor Plan



Area Map



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.

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Energy Efficiency Graph

