

56 Letchworth Road  
Western Park, LE3 6FG

£475,000





# 56 Letchworth Road

Western Park, Leicester, LE3 6FG

An absolutely delightful, stunningly refurbished traditional 1930's four bedroom semi-detached family home in most sought after location close to good schools, amenities and major road links. This stunning 4 bedroom home has been fully restored while maintaining it's considerable character. Full gas central heating, UPVC double glazing, fully rewired, quality fixtures, fittings and floor coverings throughout. On the ground floor, welcoming hall with oak flooring, spectacular open plan living kitchen incorporating lounge area with bay window, French doors to rear, superb contemporary kitchen with full range of Lamona appliances & quartz worktops, second living kitchen (oven/hob) downstairs shower room. Upstairs landing, 4 bedrooms, bathroom with 4 piece suite. Forecourt & driveway, private South-West facing rear gardens. Early viewing is highly recommended to avoid disappointment! EPC Band C. Freehold. Council Tax Band B

## Entrance Hall

A welcoming spacious entrance hall. Composite double glazed entrance door with glazed side panel, LVT flooring, underfloor heating, recessed spotlights, stairs to first floor. Large cloaks storage cupboard and a smaller under stairs storage cupboard housing meters.

## Lounge Area

27'5" x 11'10" (8.38m x 3.63m)

Part of the spectacular open plan living kitchen is a dual aspect lounge area. UPVC double glazed bay window to front, LVT flooring, underfloor heating, recessed spotlights, V-Lux double glazed skylight bringing in additional light over the area you would probably place a dining table, UPVC double glazed French doors to rear gardens.

## Living Kitchen

A superb contemporary kitchen with full range of Lamona appliances & quartz worktops. UPVC double glazed window to rear, LVT flooring, underfloor heating, fitted with a range of base, drawer & eye level units, quartz work surfaces, upstands, one and a half bowl stainless steel sink unit with mixer taps A central island incorporating breakfast bar with quartz top and lighting. The full range of quality brand new Lamona appliances includes built-in stainless steel electric fan assisted oven, 5 ring gas hob with extractor hood, integrated dishwasher, fridge/freezer, washing machine & microwave.

## Second Kitchen

21'5" x 11'11" (6.54m x 3.65m)

The second living kitchen is to the left hand side of the ground floor layout accessible from the central hall and could be easily adapted to a separate bedsit annex for elderly or disabled family members. It could also be rented out via airbnb or similar. UPVC double glazed windows to front and side, UPVC double glazed door to rear. LVT flooring, underfloor heating, recessed spotlights, fitted with base units, quartz work surfaces, upstands. Lamona fan assisted electric oven and ceramic hob, one and a half bowl stainless steel sink unit with mixer taps. Ideal wall mounted combination boiler concealed in storage cupboard.

## Shower Room

Off the second kitchen is a beautifully presented modern shower room. UPVC double glazed opaque window, tiled walls and flooring, recessed spotlights, vanity wash hand basin, wc, shower cubicle with twin head mains shower, extractor fan.

## First Floor: Galleried Landing

Oak & glass balustrade, two UPVC double glazed windows one at stair turn, access to loft with retractable ladder.

## Bedroom One

12'0" x 9'6" (3.67m x 2.92m)

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

## Bedroom Two

11'4" x 9'10" (3.47m x 3.00m)

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

## Bedroom Three

11'6" x 9'8" (3.51m x 2.95m)

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

## Bedroom Four

12'1" x 5'9" (3.70m x 1.77m)

UPVC double glazed window to front, fitted carpet, radiator.

## Bathroom

11'10" x 7'4" (3.62m x 2.26m)

UPVC double glazed opaque window to front, tiled flooring, fully tiled walls, spotlights to ceiling, extractor fan, free standing tub bath, walk-in shower enclosure with mains twin head shower, vanity wash hand basin, wc.

## Outside

The front of the property has a block paved forecourt & driveway with walled boundary, wrought iron gate.

The South West private rear garden is approx 45' by 45' and has a porcelain patio, lawns, fully fenced boundaries, external power, outside tap.

## Local Authority & Council Tax Information LCC

This property falls within Leicester City Council ([www.leicester.gov.uk](http://www.leicester.gov.uk))

It has a Council Tax Band of B which means a charge of £1783.06 for tax year ending March 2025

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

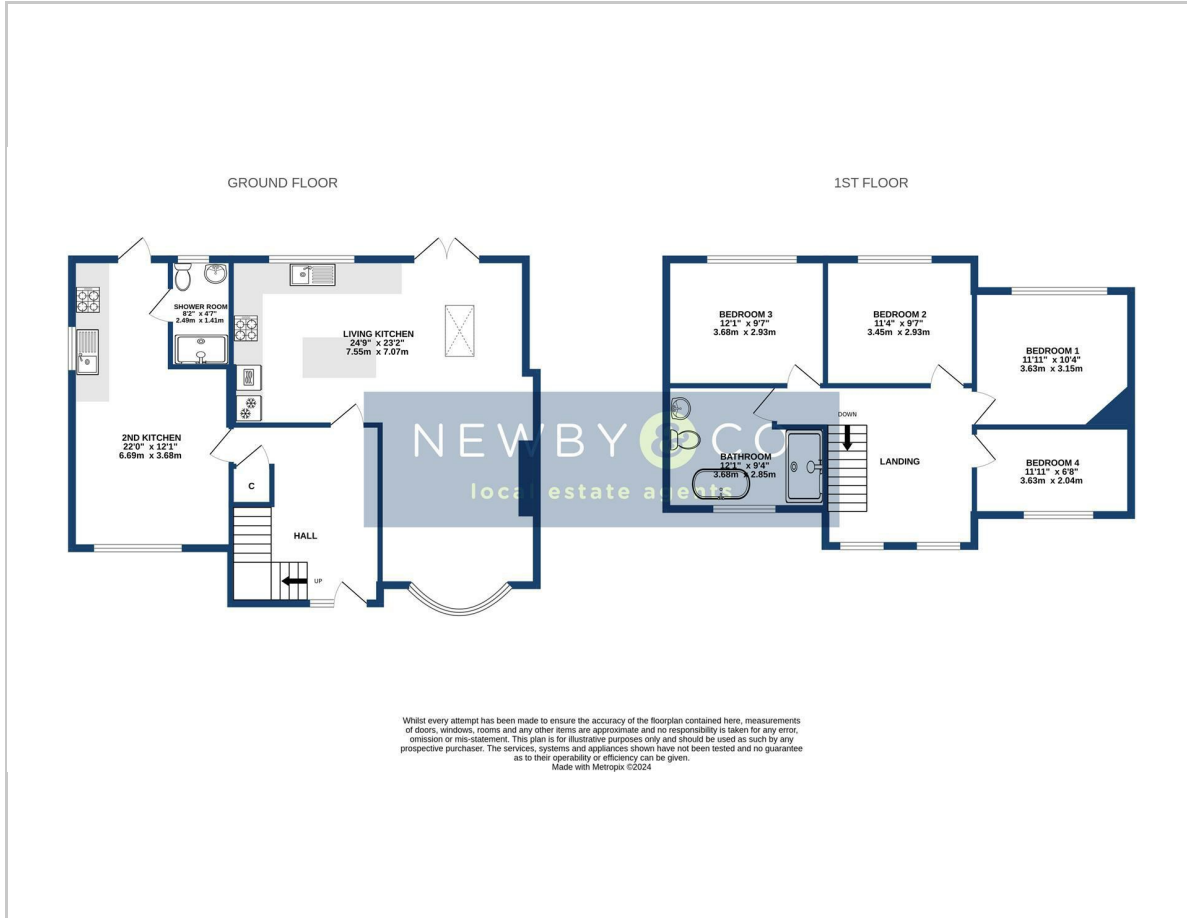
For more information regarding school catchment areas please go to [www.leicestershire.gov.uk/education-and-children/schools-colleges-and-academies/find-a-school](http://www.leicestershire.gov.uk/education-and-children/schools-colleges-and-academies/find-a-school)







## Floor Plan

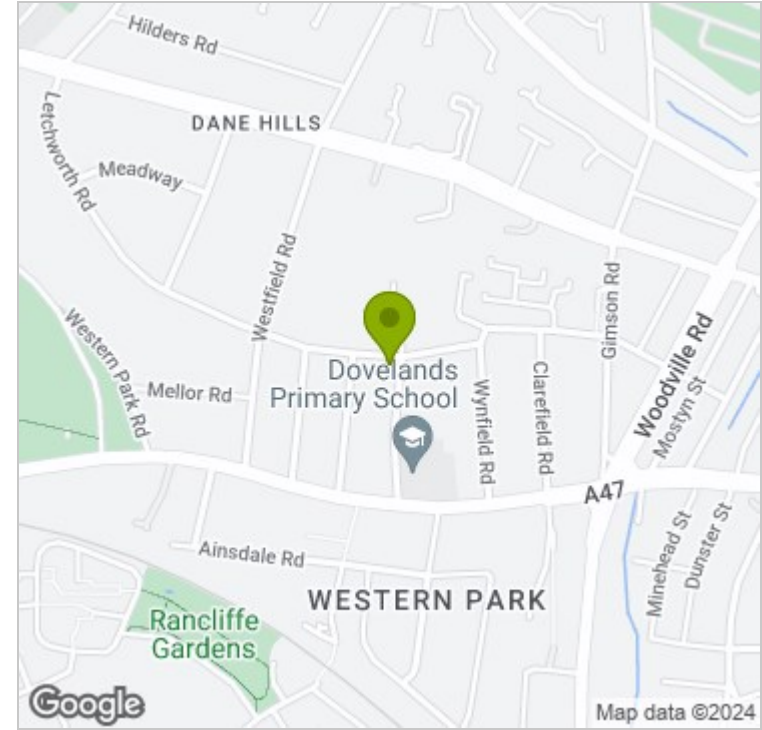


## Viewing

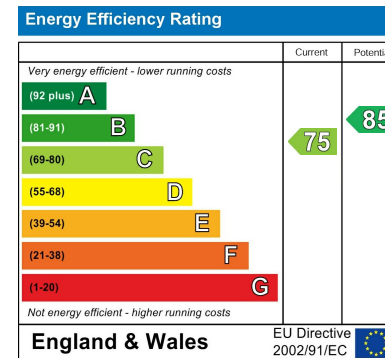
Please contact our Glenfield Office on 0116 2990 990 if you wish to arrange a viewing appointment for this property or require further information.

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## Area Map



## Energy Efficiency Graph



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