



Letchworth Road, Western Park, Leicester, LE3 6FN

Part of
**SHELDON
BOSLEY
KNIGHT**
LAND AND
PROPERTY
PROFESSIONALS

ANDREW GRANGER & CO.

Property Description

The property forms a delightful period four bedroomed detached family home situated in a wonderful position on Letchworth Road within Western Park. The property retains many period features and has an impressive rear garden.

The two storey accommodation is approached via entrance hallway with staircase rising to the first floor. Sitting room, reception room, dining room, utility kitchen, W.C, dining kitchen. The first floor comprises master bedroom with ensuite and dressing room, a further three proportioned bedrooms, family bathroom. Blocked paved drive and pathway to front, access to single garage.

Delightful mature gardens to the rear.





Key Features

- Detached Family Home
- Three Reception Rooms
- Utility and Downstairs W.C
- Master Bedroom with EnSuite and Dressing Room
- Attractive Mature Rear Garden
- Garage
- Highly Desirable Location
- Many Original Features
- Gas Central Heating
- EPC - E

**Offers Over
£500,000**

Location

Western Park is well served by local amenities including shopping, catering for most day-to-day needs, and has a strong sense of community centred around St Anne's Church and nearby Western Park. Leicester City centre with its professional quarter and is located just three miles to the east. For the commuter the M1 and M69 are accessible at Junction 21. Leicester has main line rail services to all parts of the country including London St Pancras and the Eurostar Service.

Accommodation in Detail

Ground Floor

Entrance Hall

Via traditionally styled front door with lead stained glass window, tiled flooring, radiator, coving to ceiling and staircase rising to the first floor.

Sitting Room

14'1" into bay x 12'4" (4.29m into bay x 3.76m)

With large sash bay window to the front elevation, open fireplace with tiled hearth, stripped wooden flooring, coving to ceiling, picture rail, high skirting boards and radiator.

Reception Room

14'1" into bay x 12'10" (4.29m into bay x 3.91m)

With large sash bay window to the front elevation, gas fire with wood surround, stripped wooden flooring, coving to ceiling, picture rail, high skirting boards and radiator.

Dining Room

14'10" x 10'4" (4.541 x 3.158)

With large sash bay window with french doors to the rear elevation and double glazed

window to side elevation, electric fire, wooden flooring, coving to ceiling, picture rail, high skirting boards and radiator.

Breakfast Kitchen

23'5" x 12'11" max (7.14m x 3.94m max)

Fitted with a range of wall and base level units with worksurfaces over and stainless steel sink and drainer. Fitted appliances including Hotpoint double oven and integrated dishwasher. Five ring gas hob with extractor hood over. Space for fridge freezer. Tiled flooring and tiled splashback, radiator, double glazed french doors to side elevation and double glazed window to rear elevation.

Utility

10'1" x 6'11" (3.092 x 2.127)

Worksurface with plumbing and space for washing machine and space for tumble dryer, tiled flooring. Stainless steel sink with mixer tap, radiator.

W.C

Comprising wc, wash hand basin, tiled flooring, radiator, spotlights to ceiling and extractor fan.

First Floor

Landing

With double glazed window to the side elevation, picture rail, coving to ceiling, loft hatch and radiator.

Bedroom 1

14'1" x 12'4" min (4.29m" x 3.76m" min)

With double glazed window to front elevation, carpet, radiators, coving to ceiling. Doors through to ensuite and opening to dressing room.

EnSuite

Comprising w.c, wash hand basin, shower





cubicle, radiator, tiled floor, extractor fan, spotlights.

Dressing Room

With single sash window to front elevation, radiator, fitted wardrobe.

Bedroom 2

13'11 x 12'10 (4.24m x 3.91m)

With double sash window to the front elevation, wooden flooring, radiator, picture rail and coving to ceiling.

Bedroom 3

12'1 x 10'10 (3.68m x 3.30m)

With sash window to the rear elevation, wooden flooring, radiator, picture rail and coving to ceiling.

Bedroom 4

12'4 x 11'6 (3.76m x 3.51m)

With double glazed sash window to the rear elevation, radiator.

Family Bathroom

8'0" x 7'6" (2.442 x 2.301)

Comprising bath with tiled surround, vanity wash hand basin, walk in shower cubicle, w.c, spotlights, extractor fan, x2 towel radiators, velux window.

Outside

To the front of the property there is block paved drive and pathway with steps leading to the front door, garage, gated access to the rear gardens with patio area, lawned area a variety of trees and shrubs.

Garage

16'5 x 8'0 (5.00m x 2.44m)

With up and over door to the front elevation,

Money Laundering

To comply with The Money Laundering, Terrorist Financing and Transfer of Funds

Regulations 2017 any successful purchaser/purchasers will be asked to provide proof of identity and we will therefore need to take copies of a passport/photo driving licence and a recent utility bill (not more than three months old). We will need this information before Solicitors are instructed.

Appraisals & Surveys

If you have a house to sell then we offer a Free Valuation, without obligation. Andrew Granger & Co undertake all types of Valuations including R.I.C.S. Homebuyer Survey and Valuation Reports, Valuations for probate, capital gains and inheritance tax purposes and Insurance Valuations. For further information contact our Surveying Department.

Energy Performance Rating - E

Council Tax Band

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







Ground Floor



First Floor

Floor plans are for identification purposes only. All measurements are approximate.
Created using Vision Publisher™



EPC Rating - E

Tenure - Freehold

Council Tax Band - F

Local Authority
Leicester City

Disclaimer: All fixtures and fittings mentioned in these particulars are included in the sale, all others in the property are specifically excluded. Photographs are reproduced for general information audit must not be inferred that any item is included for sale with the property. These particulars are thought to be materially correct. Their accuracy is not guaranteed and they do not form part of any contract.



To arrange a viewing please contact our Leicester (AG) office on 0116 242 9922



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