





Property Description

Nestled in the well-established New Parks area, this semi-detached home is located in a family-friendly location, with The Herewoode Academy and Forest Lodge Academy just a short walk away, excellent healthcare at nearby Glenfield and Parks Medical Centre, and close proximity to both dental and optical services.

Leicester railway station is nearby, with easy access to A46 and M1. Local shops, supermarkets, leisure centres and green spaces are all within walking distance.

Offering spacious living accommodation, the property presents a fantastic opportunity for first-time buyers, families or landlords

Book a viewing to explore the potential of this practical and well-situated home.

Entrance Porch

9' 1" x 4' 2" (2.77m x 1.27m)

The property is approached via a front garden with pathway access leading to a practical enclosed porch

Entrance Hall

10' 9" x 5' 5" (3.28m x 1.65m)

Providing access to the main reception room and staircase leading to the first floor

Lounge

14' x 17' 3" (4.27m x 5.26m)

A spacious and light-filled reception room positioned at the front of the property. The lounge benefits from a large window that enhances natural light. Offers ample space for both seating and family activities

Kitchen

13' 7" x 18' 4" (4.14m x 5.59m)

A well proportioned kitchen with a range of fitted units and work surfaces, a double glazed window providing plenty of natural light, stainless steel sink unit and radiator

Conservatory

11' 1" x 10' 1" (3.38m x 3.07m)

Positioned to the rear of the property, the conservatory provides an excellent living space, ideal as a dining area, or playroom. Filled with natural light from surrounding windows and direct access into the garden

First Floor Landing

Bedroom One

15' 9" x 11' 1" (4.80m x 3.38m)

A generously sized double room. Bright and airy, it benefits from a large window, radiator and fitted wardrobes

Bedroom Two

13' 7" x 9' 1" (4.14m x 2.77m)

A well-proportioned double bedroom situated to the rear of the property. Having double glazed window and radiator

Bedroom Three

12' 4" x 6' 5" (3.76m x 1.96m)

Perfect as a child's bedroom, guest room or home office. Positioned at the front of the property, it benefits from a double glazed window and radiator

Bathroom

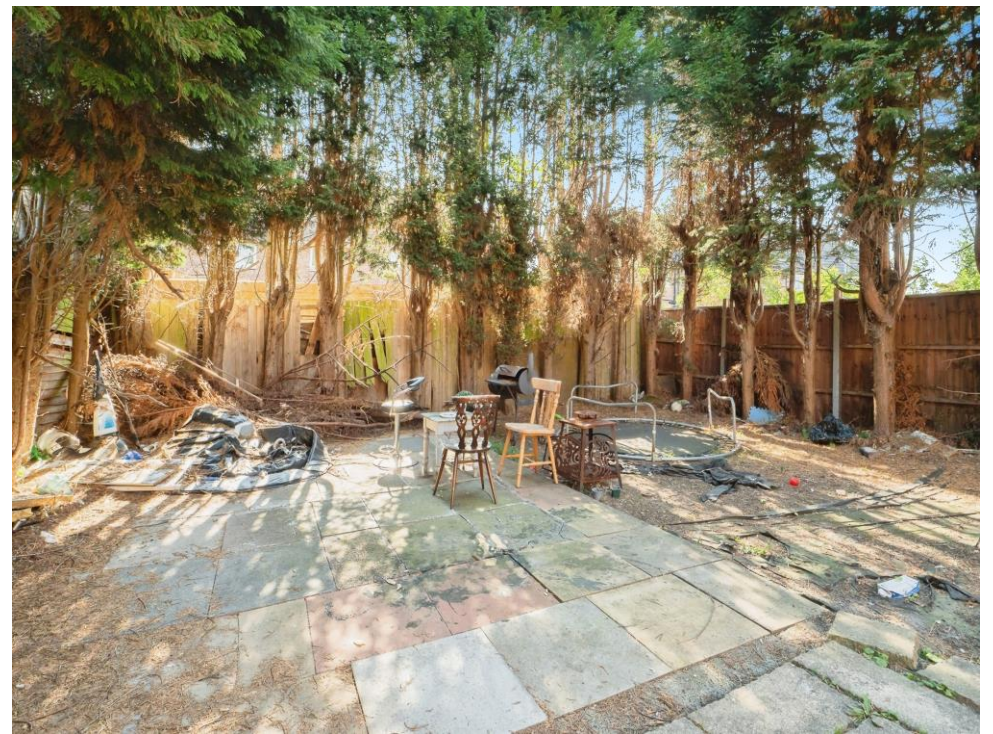
7' 2" x 8' 5" (2.18m x 2.57m)

Three piece suite comprising panelled bath with shower over, low level WC and wash hand basin.

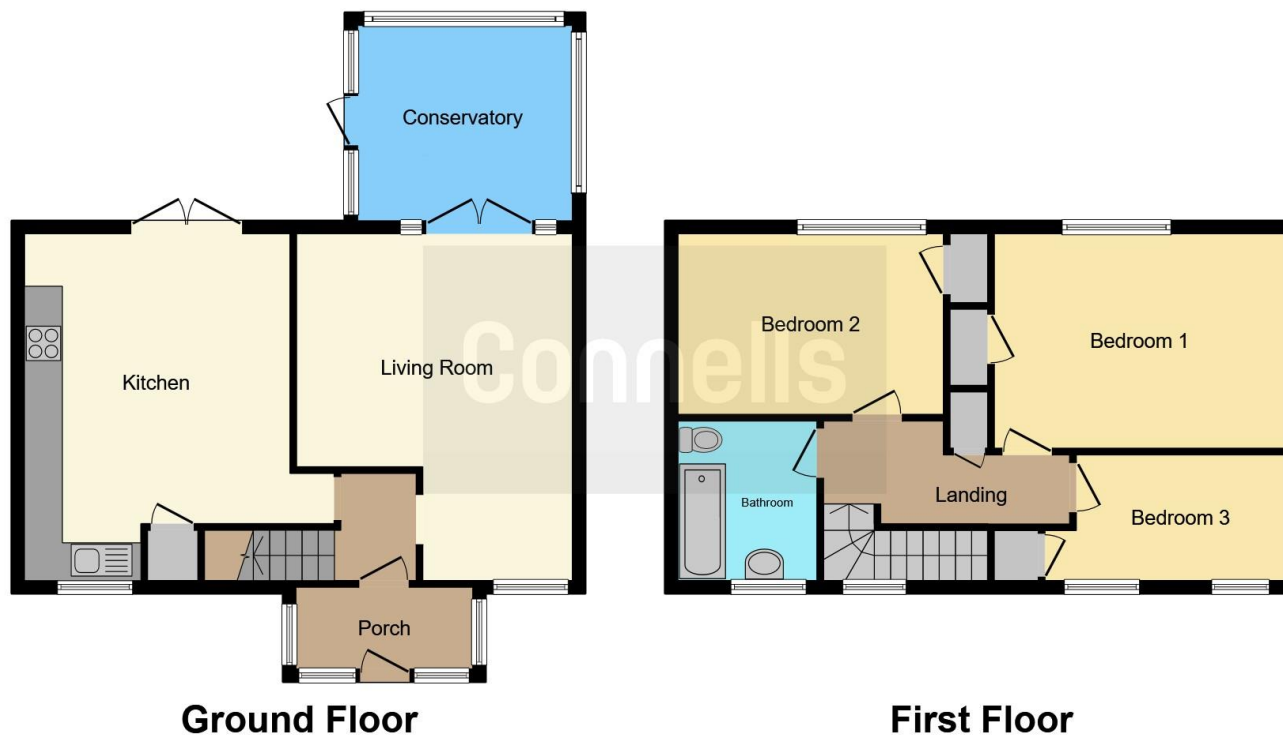
Outside

The property features both front and rear gardens, offering practical and private outdoor space. There is potential to personalise the space with landscaping or seating areas.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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EPC Rating: D Council Tax
 Band: A

Tenure: Freehold

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Property Ref: LTR324947 - 0003