



## FOR SALE

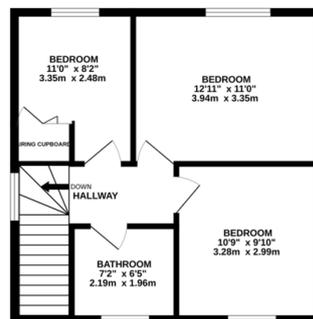
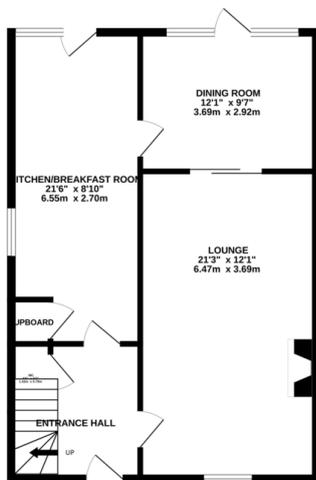
3 Bed Detached House in Park Rise, Western Park, LE3 6SH  
£300,000

Extended detached family home located in the ever popular Western Park area. The property is a short walk from amenities and open park space and also has easy access to the ring road, city centre and motorway connections. The accommodation comprises entrance hall, lounge, dining room, breakfast kitchen, downstairs w.c., three bedrooms, family bathroom, gardens to the front and rear, off road parking and garage in a block.



GROUND FLOOR  
639 sq.ft. (59.3 sq.m.) approx.

1ST FLOOR  
444 sq.ft. (41.3 sq.m.) approx.



TOTAL FLOOR AREA: 1083 sq.ft. (100.6 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. The data is for illustrative purposes only and should be checked on site by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	70	80
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			

- Detached House
- Three Bedrooms
- Garage In Block
- Popular Location
- Downstairs WC
- Extended To The Rear
- Ideal Family Home
- Off Road Parking

**Agents Note:** Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

