



New Parks Boulevard, Leicester, LE3



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£239,950



Key Features

- Three bedroom semi detached home
- Open plan kitchen diner, utility & guest WC
- Modern fitted shower room
- Conveniently located for major road links and Glenfield Hospital
- Perfect for families due to being within close proximity to schooling
- Gas central heating & double glazing
- EPC rating TBC
- Freehold





Newton Fallowell are delighted to welcome to the market for the first time in 50 years this much improved three bedroom semi detached home, perfect for families or those looking for their first home and must be viewed in person to be fully appreciated. Benefiting from gas central heating and double glazing, the well proportioned layout includes an entrance hallway, lounge, full width open plan kitchen diner, utility room and guest WC. Upstairs you will find three practical bedrooms, all with storage and a modern shower room. Outside there are gardens to the front and rear, as well as the potential to create off road parking subject to necessary consent. Conveniently located for access to nearby shops and major road links, an early viewing is strongly recommended to avoid disappointment.

Welcome to your new home

Upon entering the property, you are welcomed by an inviting entrance hallway featuring a staircase rising to the first floor with useful storage beneath. The bright and airy lounge benefits from carpet flooring and a bay window that floods the room with natural light. A standout feature of the home is the open-plan kitchen diner, fitted with a modern range of wall and base units with complementary work surfaces over. The kitchen is well equipped with a sink and drainer, built in oven and grill, induction hob and an integrated fridge freezer. There is ample room for a dining table and chairs, while sliding doors open out to the rear garden, creating an ideal space for both everyday living and entertaining. Completing the ground floor is a useful utility room and convenient guest WC.

Moving upstairs

Moving upstairs, the property continues to impress with its generous proportions, offering three bedrooms that provide flexibility for family living, guest accommodation, or home working. All three benefit from having built in storage. The family shower room is fitted with a contemporary three-piece suite comprising a I-shaped bath with shower over, wash hand basin, and WC, all finished to a modern standard.



Outside

Situated within a sought-after and convenient residential location, this plot benefits from a front garden with a pathway leading to the entrance. Gated side access opens onto a generous, mainly lawned rear garden, enhanced by a variety of mature plants and shrubs that provide a good degree of privacy. The outdoor space is further complemented by an external tap and a patio area adjoining the property, creating the perfect setting for al fresco dining, entertaining, or simply relaxing outdoors.

Location

Situated within the popular and well-established area of Leicester, a residential location favoured by families and professionals alike. The area benefits from a strong sense of community and offers a range of local amenities including shops, schools and healthcare facilities, all within easy reach.

Excellent transport links are available, with regular bus services providing convenient access to Leicester City Centre, while the nearby A50 and A563 ring road offer straightforward routes to the M1 and surrounding areas. Leicester train station and the city's main shopping and cultural attractions are also easily accessible.

For those who enjoy outdoor space, New Parks has a number of green areas and parks nearby, making it ideal for families and those seeking a balanced lifestyle.

Tenure & Council Tax

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

Viewing Arrangements

Viewings are strictly by appointment only.

Need Independent Mortgage Advice?

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circumstances, whether you're looking to take your first steps on the property ladder, moving home, or even investing in a buy-to-let property. They can help find the right mortgage for you and support your application every step of the way. To speak with our expert 'in branch' adviser, please contact our office.

Making an Offer

"We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £60 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks."

Agents Note

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. All photographs, measurements (width x length), floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. All services and appliances have not and will not be tested by Newton Fallowell. Lease details, service ground rent are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. We retain the copyright.



Referrals

Newton Fallowell and our partners provide a range of services to our vendors and purchasers, although you are free to choose an alternative provider. We can refer you to MAB to help with finances, we may receive a referral fee if you take out a mortgage through him. If you require a solicitor to handle your sale or purchase, we can refer you on to a panel of preferred providers and we will receive a referral fee should you decide to use them to sell or purchase a property. We can also refer you to a surveyor and energy assessor and we will receive a referral fee should you use their services. If you require more information regarding our referral programmes, please ask at our office.

Free Property Valuations

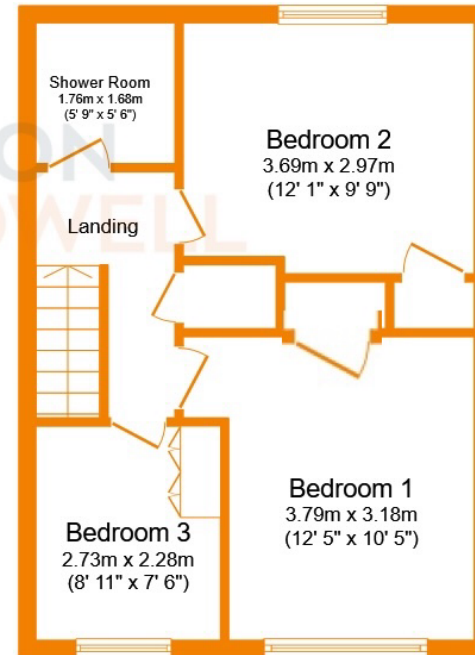
If you have a house to sell then we would love to provide you with a free no obligation valuation.







Ground Floor



First Floor

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