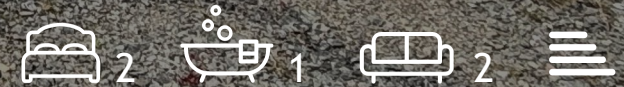




57 Kings Walk
Leicester Forest East, LE3 3JP
£220,000



57 Kings Walk

Leicester Forest East, Leicester,

A traditional 1970's two bedroom mid town house in popular residential location close to good schools, recreational area, shops and major road links. The property requires some improvement but is generally well maintained to include full gas central heating (combi boiler) UPVC double glazing. The accommodation briefly comprises of hall, living-kitchen, conservatory. Upstairs landing, 2 good sized bedrooms, bathroom with white suite. Driveway to front, gardens to rear. Freehold - no upward chain. Council tax band A

Entrance Hall

Double glazed entrance door, laminate flooring, radiator, stairs to first floor.

Living-Kitchen

15'9" x 14'5" (4.81 x 4.40)

UPVC double glazed sliding patio door and UPVC double glazed window to rear, radiator. Fitted with a range of base, drawer & eye level units, work surfaces, stainless steel sink unit. Provision for cooker.

Conservatory

13'5" x 8'6" (4.10 x 2.60)

UPVC double glazed conservatory with brick base, polycarbonate roof, French doors and tiled flooring.

First Floor Landing

Access to loft with retractable ladder, housing combi boiler, fitted carpet, radiator.

Bedroom One

12'2" x 11'3" (3.73 x 3.43)

Two UPVC double glazed windows, fitted carpet, radiator.

Bedroom Two

14'7" x 8'2" (4.47 x 2.50)

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

Bathroom

7'10" x 5'10" (2.40 x 1.80)

UPVC double glazed opaque window, radiator, vinyl flooring, fully tiled walls, panelled bath with mains shower over, pedestal wash hand basin, wc.

Outside

The private rear garden has patio, lawn, borders, fully fenced boundaries and gates to rear.

Local Authority & Council Tax Info (Blaby)

This property falls within Blaby District Council (blaby.gov.uk)

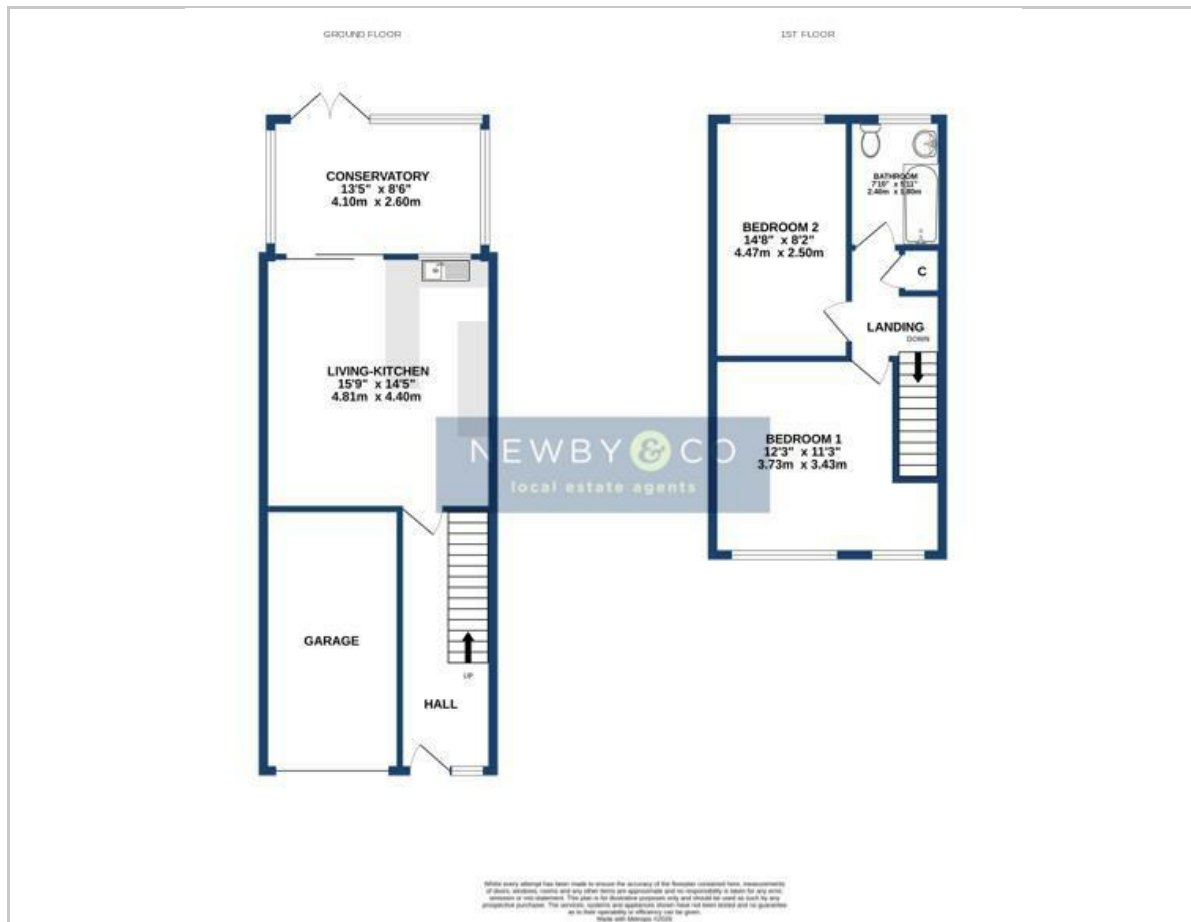
It has a Council Tax Band of A which means a charge of £x for tax year ending March 2027

Please note: When a property changes ownership local authorities do reserve the right to re-calculate 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



Floor Plan

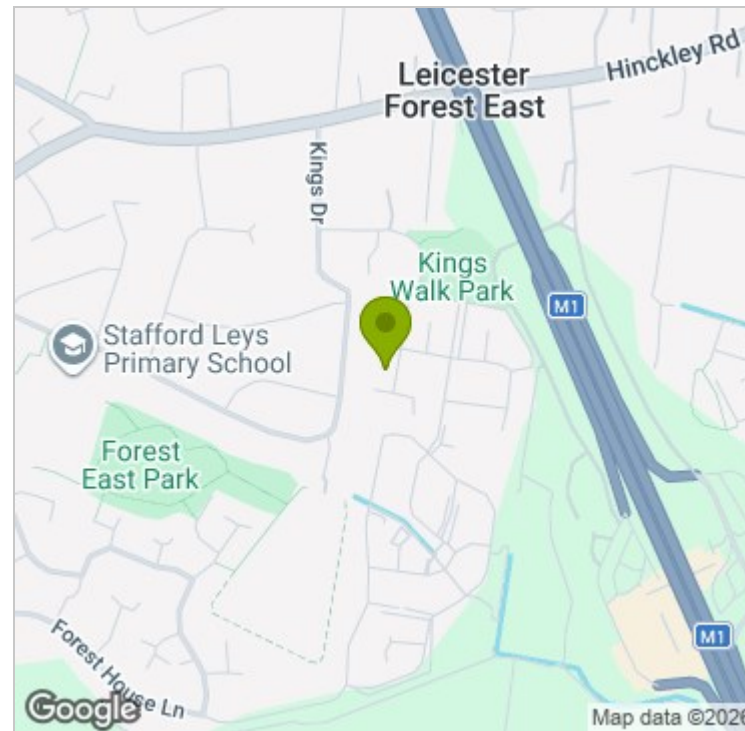


Viewing

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

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. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Area Map



Energy Efficiency Graph

