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49 Park View
Western Park, LE3 6SJ

Offers Over £375,000

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49 Park View

Western Park, Leicester, LE3 6SJ

A spacious much extended 1970's 4 bedroom, 2 bathroom detached family home in sought after non-estate location with views over park to the front. The property benefits from full gas central heating, UPVC double glazing, an extensive driveway to front & side and an 11m tandem garage. To the ground floor is an entrance hall, cloaks/wc, 18' lounge, separate dining room, conservatory, fitted kitchen (oven/hob) & utility room. Upstairs: landing, 4 good sized bedrooms, en-suite shower room, family bathroom with shower over bath. Good sized private gardens, decent frontage, private location, summerhouse. Freehold. Council tax band D

Entrance Hall
UPVC double glazed entrance door with side panels, stairs to first floor, radiator.

Cloaks/wc
UPVC double glazed opaque window, white suite comprising of wash hand basin, wc, radiator.

Lounge
18'0" x 12'10" (5.50m x 3.92m)
A generously sized living room. UPVC double glazed bow window to front, coving to ceiling, radiator, air conditioning unit, fitted carpet, fireplace, archway to dining room.

Dining Room
12'4" x 8'8" (3.78m x 2.65m)
Fitted carpet, coving to ceiling, tri-fold doors to conservatory.

Conservatory
11'2" x 10'0" (3.42m x 3.07m)
UPVC double glazed conservatory with brick base, laminate floor and French doors to garden.

Kitchen
16'6" x 10'0" (5.05m x 3.06m)
Two UPVC double glazed windows to side, tiled floor, breakfast bar with radiator under. Fitted with a modern range of base, drawer & eye level units, work surfaces with tiled surrounds, one and a half bowl stainless steel sink unit with mixer taps. Built-in electric double oven, 5 ring gas hob. Integrated dishwasher, space for additional appliances.

Utility Room
11'9" x 8'6" (3.60m x 2.60m)
UPVC double glazed door and window to rear, tiled floor, stainless steel sink unit with mixer taps, provision for washing machine and space for other appliances. Wall mounted Worcester combination boiler.

First Floor Landing
Laminate flooring, airing cupboard, radiator.

Bedroom One
12'9" x 10'11" (3.91m x 3.33m)
A generous double bedroom with en-suite shower room. UPVC double glazed window to front, radiator, air conditioning unit.

En-suite Shower Room
9'9" x 6'11" (2.98m x 2.12m)
UPVC double glazed opaque window, radiator, chrome heated towel rail, laminate flooring, spotlights to ceiling, extractor fan. Modern suite comprising of walk-in shower enclosure, vanity wash hand basin, wc.

Bedroom Two
11'9" x 10'1" (3.60m x 3.08m)
UPVC double glazed window to front & side, fitted carpet, radiator, access to loft.

Bedroom Three
13'1" x 8'6" (4.00m x 2.61m)
UPVC double glazed window to rear, radiator, built-in wardrobes.

Bedroom Four
9'6" x 8'8" (2.92m x 2.66m)
UPVC double glazed window to rear, laminate flooring, radiator.

Bathroom
9'1" x 6'6" (2.79m x 2.00m)
UPVC double glazed opaque window, radiator, fully tiled walls, vinyl flooring, white suite comprising of panelled bath, with mains shower over, pedestal wash hand basin, wc.

Outside
The open plan front gardens comprise of lawn, shrubs, gravelled area. The driveway has an EV charger and provides off road parking for 4/5 cars mostly in front of the timber gates and space behind the timber gates for a large vehicle such as a caravan or motor home leading to double garage (36' x 10'7).
The rear garden has large patio, hard landscaping, shrubs, insulated timber summerhouse with light & power (12'5 x 7'6), external water tap and power socket.

Tandem Garage
36'1" x 10'7" (11.00m x 3.24m)
Brick built tandem garage with up-and-over garage door, light & power & a side personal door.

Local Authority & Council Tax Information LCC
This property falls within Leicester City Council (www.leicester.gov.uk)
It has a Council Tax Band of D which means a charge of £2,407.72 for tax year ending March 2026
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

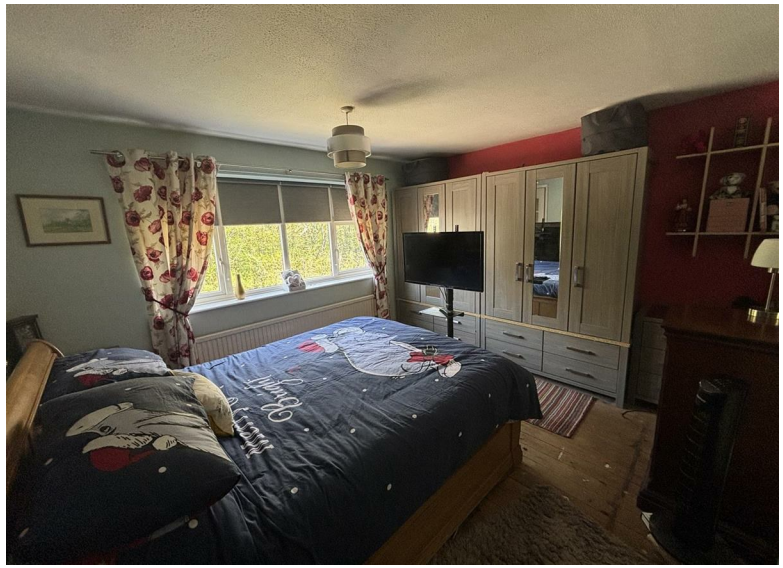












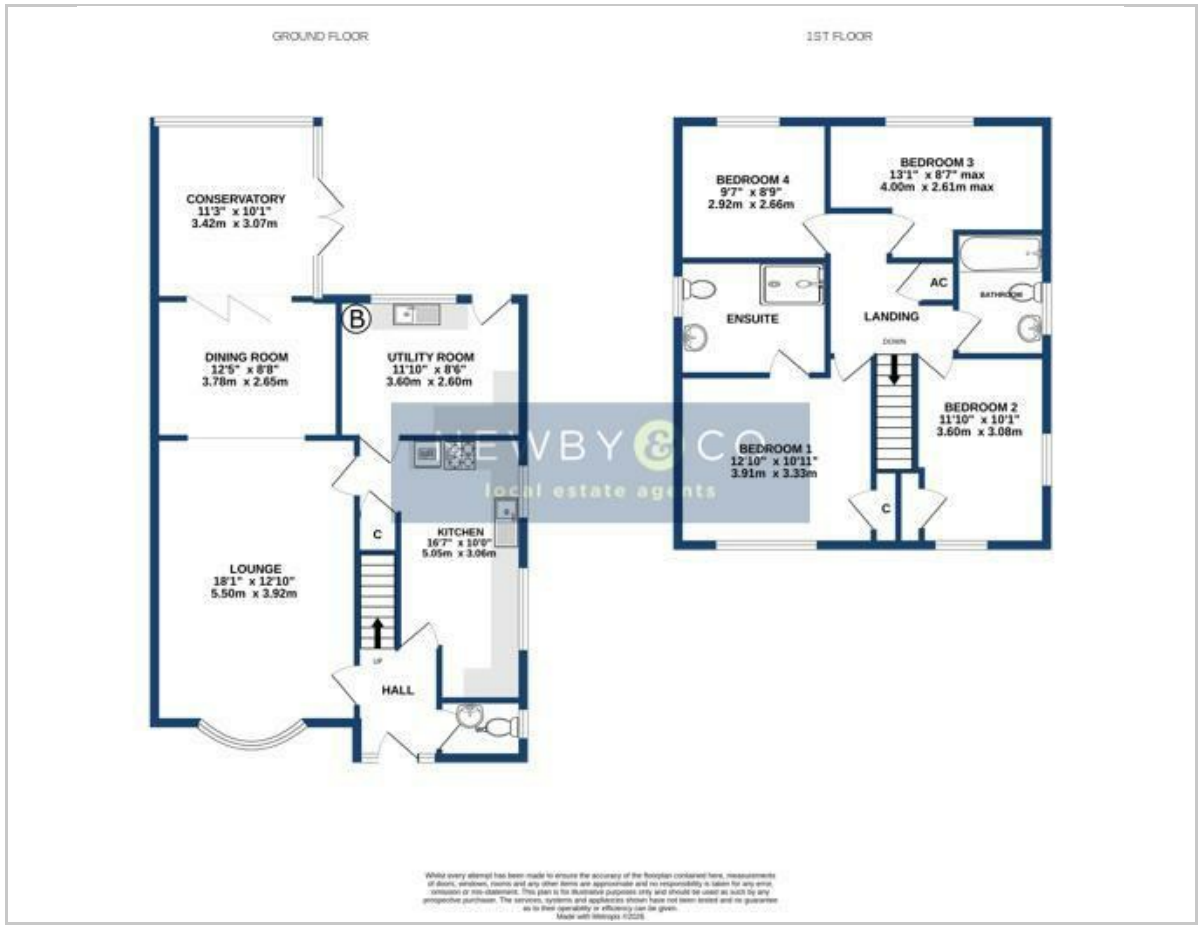




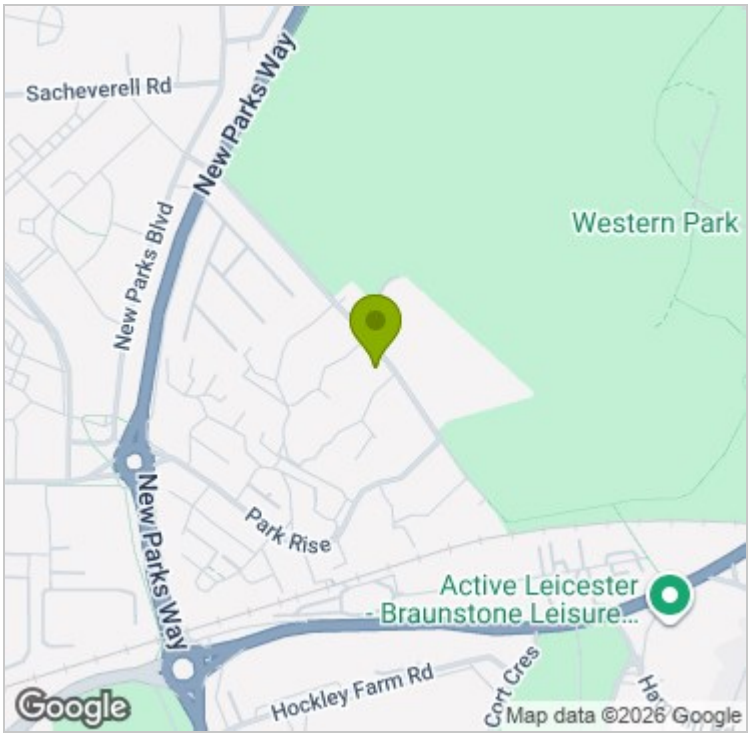




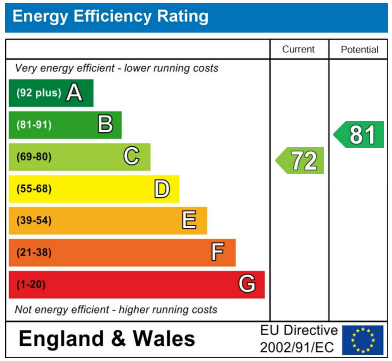
Floor Plan



Area Map



Energy Efficiency Graph



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.

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