



**Connells**

New Parks Boulevard  
Leicester



## Property Description

Set along the well-regarded New Parks Boulevard, this three-bedroom semi-detached home offers generous living space. New Parks Boulevard is a well-established residential area known for its strong community feel and excellent access to local primary and secondary schools, everyday amenities and supermarkets, Western Park and other green spaces, Leicester city centre and the A50/A46 road network.

It's a location appeals to families, commuters, and long-term residents alike.

The property offers a spacious lounge, separate dining room, generous rear garden and excellent scope to modernise or extend (STPP), this property is ideal for first-time buyers, families or investors.

## Entrance Hall

Having stairs leading to the first floor and doors through to the lounge and kitchen

## Living Room

Being carpeted, double glazed window overlooking the front and TV aerial point

## Dining Room

The dining room provides a bright and versatile space ideal for family meals. The room comfortably accommodates a dining table along with additional storage or display furniture

## Kitchen

Fitted with a range of wall and base units, stainless steel sink with taps, part tiled walls and door leading to the garden

## First Floor Landing

### Bedroom One

With double glazed window overlooking the front and radiator

### Bedroom Two

Double glazed window overlooking the rear and radiator

### Bedroom Three

A practical single room, ideal for a child's bedroom, nursery, or dedicated home office

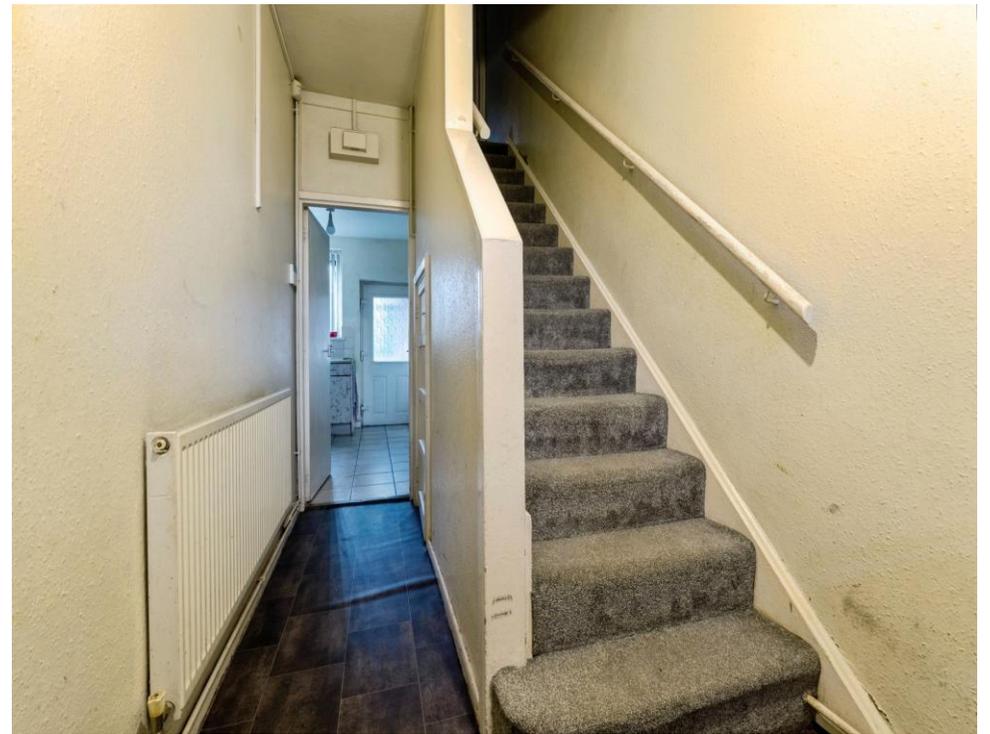
## Shower Room

Fitted with a glass shower cubicle, low level WC and wash hand basin

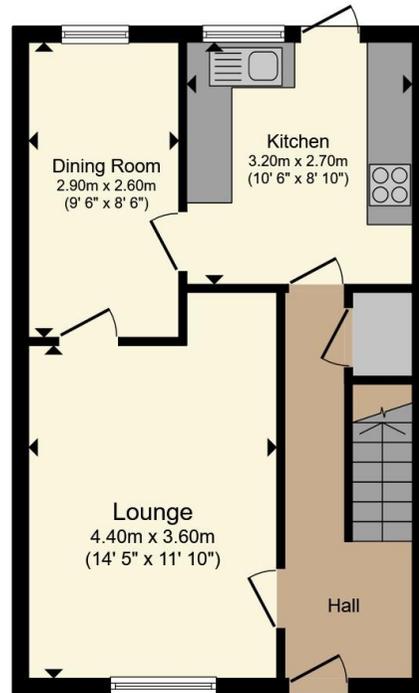
## Outside

The rear garden has a paved patio area, lawned area and wood panel fencing

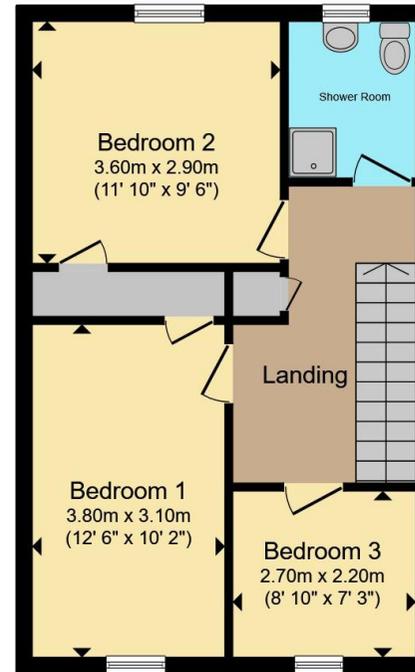








**Ground Floor**



**First Floor**

Total floor area 85.7 m<sup>2</sup> (922 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)



To view this property please contact Connells on

**T 0116 262 0022**  
**E [leicester@connells.co.uk](mailto:leicester@connells.co.uk)**

22-24 Halford Street  
 LEICESTER LE1 1JB

EPC Rating: C Council Tax  
 Band: A

Tenure: Freehold

**view this property online [connells.co.uk/Property/LTR325656](http://connells.co.uk/Property/LTR325656)**



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: LTR325656 - 0002