



Taylor's
Est. 1992

Park Rise, Leicester, LE3 6SG.

Leicester

Guide Price
£230,000

Positioned within easy reach of Meridian Park and Fosse Shopping Park, and within walking distance of Western Park, this three-bedroom semi-detached house has been thoughtfully maintained and offers well-balanced accommodation across two floors. The interiors are light and simply presented, with a neutral palette that provides a calm backdrop for further adaptation.

Entry is to a welcoming hall, where a staircase rises to the first floor and a guest WC is set discreetly to one side. Beyond, a through reception room unfolds, arranged to accommodate both dining and sitting areas. The window draws in natural light to the front, while glazed sliding doors open directly onto the garden, creating a natural connection between inside and out.

The kitchen sits to the rear and is fitted with a range of cabinetry set beneath work surfaces, with tiled splashbacks providing subtle texture. Integrated appliances include an oven, hob and dishwasher, with space for further freestanding elements. A useful pantry sits alongside, and a recently installed boiler (February 2025) is wall-mounted.

Upstairs, three bedrooms are arranged off the landing, each comfortably proportioned. One includes built-in storage, while a modern shower room serves the floor, finished with a walk-in enclosure, basin and WC, alongside tiled surrounds. An airing cupboard provides additional storage.

The house is set slightly elevated from the street, approached by steps to the front entrance. To the rear, the garden is arranged across tiers: a paved terrace sits immediately beyond the house, with steps rising to an upper level where a useful outbuilding is located. Areas of lawn are interspersed with established planting, and the boundaries are enclosed. A garage is situated separately within a nearby block.

The area is well served by local amenities, including a range of shops, cafés and independent retailers along Narborough Road and Braunstone Gate. Western Park is a particular highlight nearby, offering expansive green open space, mature trees, tennis courts, a café and children's play areas—ideal for walking, recreation and outdoor leisure. Leicester city centre is easily accessible, as are the University of Leicester and both the Royal Infirmary and Leicester General Hospital. Transport connections are strong, with regular rail services to London and Birmingham, as well as convenient access to the M1 and M69.





This three-bedroom semi-detached house has been thoughtfully maintained and offers well-balanced accommodation across two floors. The interiors are light and simply presented, with a neutral palette that provides a calm backdrop for further adaptation.

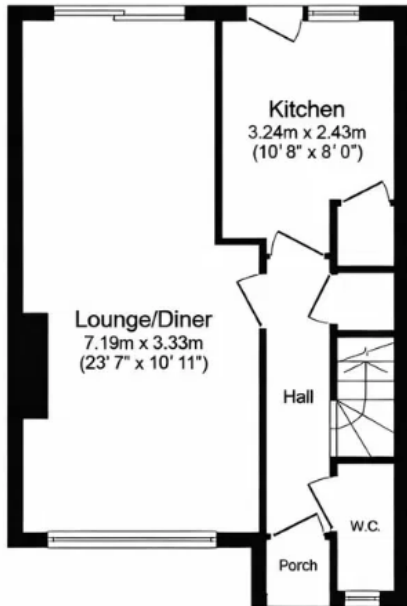
- Three Bedrooms
- Clean and Tidy Condition Throughout
- Good Sized Garden
- Main Lounge & Dining Area
- Modern Fitted Kitchen
- Two Double Bedrooms
- Newly Constructed Single Garage Located in Nearby Block (Within Last Few Years)
- Available With No Upward Chain
- Worcester Bosch Boiler Fitted February 2025
- Walking Distance To Western Park

Council Tax Band: B

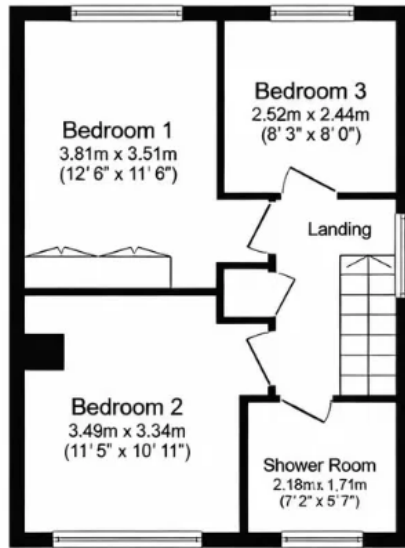
Tenure: Freehold

Property Type: Semi Detached House

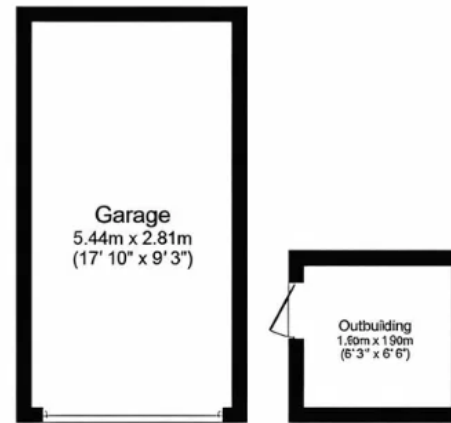




Ground Floor



First Floor



Outbuilding



Taylor's Estate Agency

4 Woodgate Rothley Leicester, Rothley Leicester, Leicester

0116 326 6464

hello@taylorsestate.agency

<https://taylorsestate.agency/>