



Park View, Leicester, LE3



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£350,000



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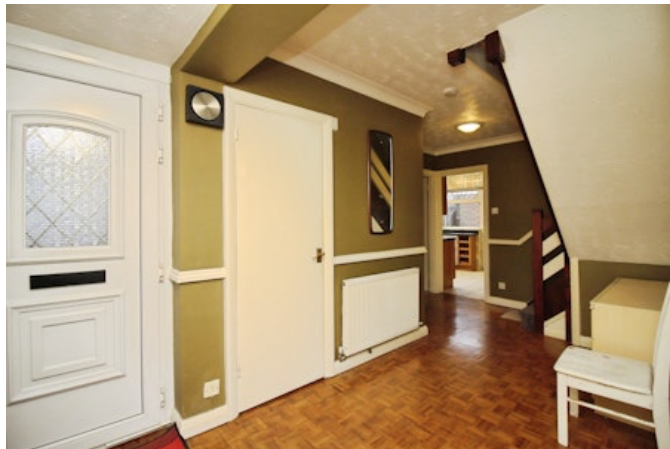
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Key Features

- Three double bedrooms
- Detached family home
- Within walking distance to Western Park
- Available with no upward chain
- Driveway, carport and tandem garage measuring over 36ft
- Popular & convenient residential location
- EPC rating D
- Freehold





Situated within walking distance to Western Park, fall in love with this three bedroom detached home perfect for growing families and must be viewed in person to be fully appreciated. Benefiting from gas central heating and double glazing throughout, the well proportioned layout includes an entrance hallway, I-shaped lounge diner, conservatory, kitchen, ground floor WC and a bedroom, with the first floor offering two further double bedrooms and a bathroom. The plot offers a driveway giving access to a carport & tandem garage measuring 36ft with a mainly laid to lawn garden to the rear. Conveniently situated for access to the M1/M69, Leicester City Centre and Fosse Park and Meridian Leisure, an early viewing is strongly recommended to avoid disappointment. Available with no upward chain!

Welcome to your new home

Upon entering the property, you are welcomed into an entrance hallway featuring two useful storage cupboards, one housing the central heating boiler. The hallway provides access to a guest WC and a staircase leading to the first floor. The L-shaped reception room offers clearly defined areas for both seating and dining, featuring a fireplace, dual-aspect glazing, and sliding doors opening into the conservatory, which provides additional living space.

The kitchen is fitted with a range of wall and base units with complementary work surfaces, a 1.5 bowl sink and drainer, built-in fridge freezer, integrated oven, five-ring hob with extractor hood above, and space for a washing machine, which is included. Completing the ground floor is a bedroom featuring a built-in wardrobe and an en-suite shower room.

Moving upstairs

To the first floor, a light and airy landing provides access to two double bedrooms, both benefiting from built-in wardrobes with sliding doors. A family bathroom completes the accommodation and is fitted with a three-piece suite comprising a bath with shower over, wash hand basin, and WC, complemented by tiled finishes.

Outside

Situated in a popular residential location with convenient access to major road links, the plot firstly offers a front garden with a driveway to the side providing off road parking and giving access to the carport and tandem garage measuring 11.23m x 2.52m. To the rear is a mainly laid to lawn garden featuring paved areas ideal for outdoor entertaining. With a timber shed.

Location

The property is ideally positioned for a wide range of amenities and services, including renowned local schools, the University of Leicester, and both the Royal Infirmary and Leicester General Hospital. A variety of shopping and leisure facilities are nearby, including Narborough Road, the vibrant West End, and the ever-popular Braunstone Gate, known for its cafés, bars, and independent retailers.

Excellent transport links enhance the property's appeal, with direct rail services to London, Birmingham, and Nottingham, regular bus routes to and from Leicester city centre and Fosse Retail Park, and easy access to major road networks including the M1 and M69 motorways.

Tenure & Council Tax

We understand the property to be freehold with vacant possession upon completion. Leicester City Council - Tax Band D. 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?

We are pleased to introduce the Mortgage Advice Bureau, who works with Newton Fallowell Estate Agents to provide our customers with expert mortgage advice. They have access to thousands of mortgages, including exclusive deals not available on the high street. Their advice is tailored to your 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

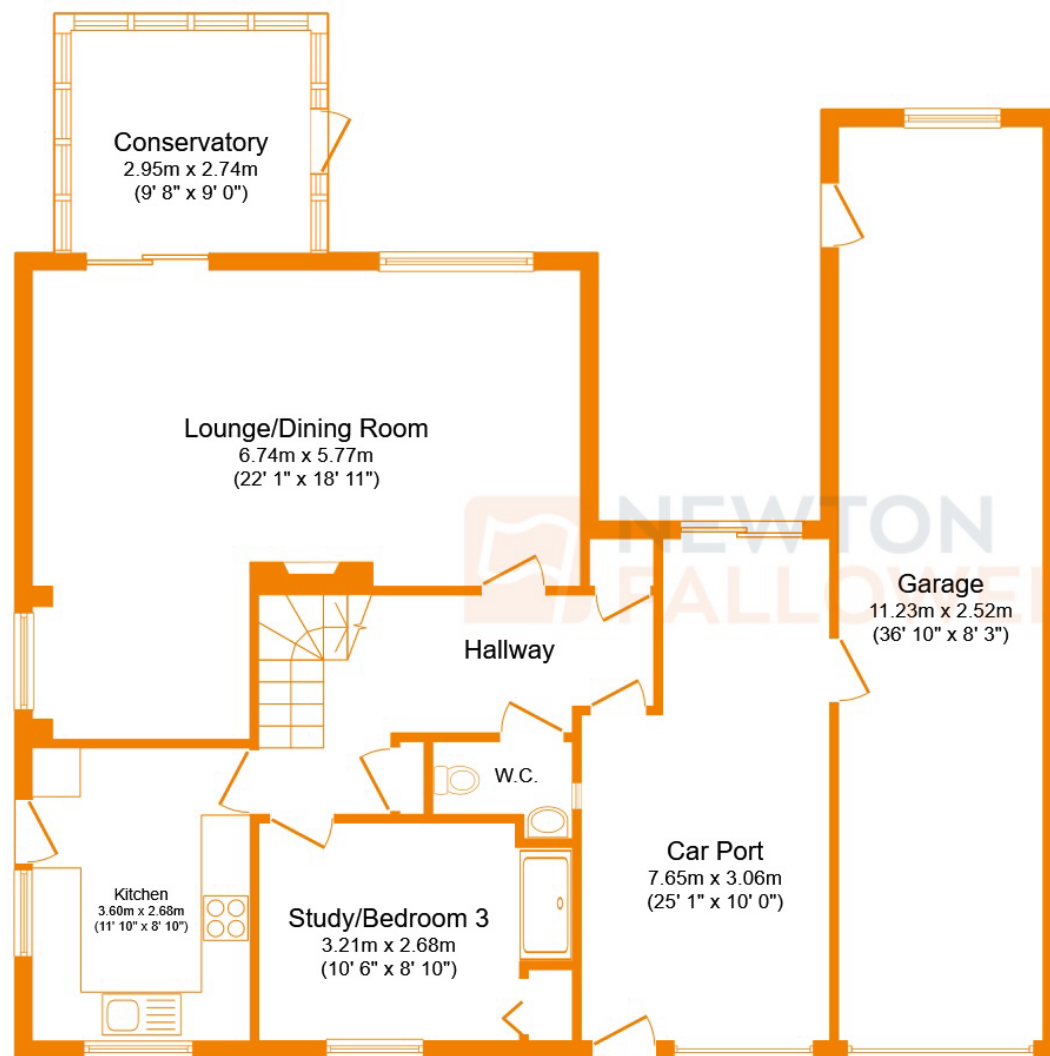
sale or purchase, we can refer you on to a panel of preferred providers and we will receive a referral fee should you decide to use them to sell or purchase a property. We can also refer you to a surveyor and energy assessor and we will receive a referral fee should you use their services. If you require more information regarding our referral programmes, please ask at our office.

Free Property Valuations

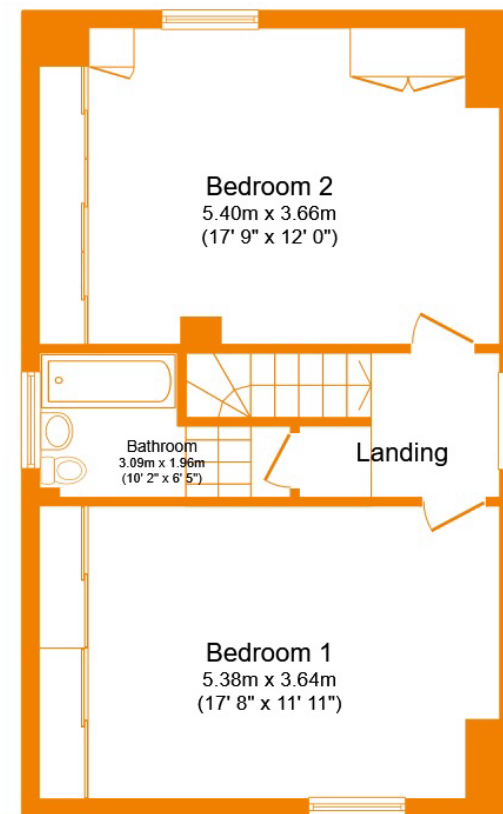
If you have a house to sell then we would love to provide you with a free no obligation valuation.







Ground Floor



First Floor

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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



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