



Pindar Road, New Parks, Leicester, LE3



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£230,000



Key Features

- Three well proportioned bedrooms
- Modern fitted kitchen diner and family bathroom
- Downstairs WC
- Outbuildings providing useful storage
- Conveniently located for access to Leicester City Centre
- Gas central heating & double glazing
- EPC rating TBC





Newton Fallowell are excited to welcome to the market this well proportioned and much improved three bedroom semi detached home perfect for first time purchasers or growing families. The gas centrally heated layout includes an entrance hall, lounge with feature log burner, modern fitted kitchen diner, guest WC with utility area, side lobby with access to a useful outbuilding providing storage. Upstairs you will find three practical bedrooms, all benefiting from built in wardrobes and a contemporary bathroom. The plot offers a landscaped garden to the rear with a further outbuilding and a gated driveway to the front. Conveniently located for access to into Leicester City centre, an early viewing is strongly recommended to avoid disappointment.

Welcome to your new home

Upon entering the property, you are welcomed into an inviting entrance hallway with a staircase rising to the first floor. The lounge is centred around a feature log burner, creating a warm and cosy living space, and further benefits from French doors opening out to the rear garden.

A standout feature of the home is the impressive full-length kitchen diner, fitted with a range of wall and base units with complementary work surfaces, a built-in oven, five-ring gas hob with extractor hood, and space for a fridge freezer. The kitchen offers ample room for a dining table and chairs, with French doors providing direct access to the rear garden, making it ideal for both everyday living and entertaining.

Additional ground floor accommodation includes a guest WC and a utility area with space for a washing machine. A door leads through to a side lobby, which provides convenient access to both the front and rear of the property, as well as access to a useful outbuilding.

Moving upstairs

Moving upstairs, the property continues to impress with its generous proportions, offering three bedrooms that provide flexibility for family living, guest accommodation, or home

working. All three benefit from having built in storage. The family shower room is fitted with a contemporary three-piece suite comprising a bath with shower over, wash hand basin, and WC, all finished to a modern standard. The landing also serves access to a cupboard housing the Worcester boiler.

Outside

Occupying a set-back position, the property sits on a plot with a gated driveway to the front providing off-road parking. To the rear is a landscaped garden, featuring a decked seating area directly adjacent to the property, ideal for outdoor dining and entertaining. The garden further benefits from a pergola, paved seating area and an enclosed lawn, creating a private and versatile outdoor space. Additionally, there is access to a useful outbuilding, currently utilized as a log store.

Location

Pindar Road is situated within the popular and well-established New Parks area of Leicester, a residential location favoured by families and professionals alike. The area benefits from a strong sense of community and offers a range of local amenities including shops, schools and healthcare facilities, all within easy reach.

Excellent transport links are available, with regular bus services providing convenient access to Leicester City Centre, while the nearby A50 and A563 ring road offer straightforward routes to the M1 and surrounding areas. Leicester train station and the city's main shopping and cultural attractions are also easily accessible.

For those who enjoy outdoor space, New Parks has a number of green areas and parks nearby, making it ideal for families and those seeking a balanced lifestyle. Pindar Road combines the advantages of a residential setting with the convenience of city access, making it a highly desirable location.

Tenure, Council Tax & Other Information

We understand the property to be freehold with vacant possession upon completion.

Leicester City Council - Tax Band A. Please be advised that when a property is sold, local authorities reserve the right to re-calculate the council tax band.

Please Note: The non-standard construction type for Pindar Road is Easiform.





Viewing Arrangements

Viewings are strictly by appointment only.

Need Independent Mortgage Advice?

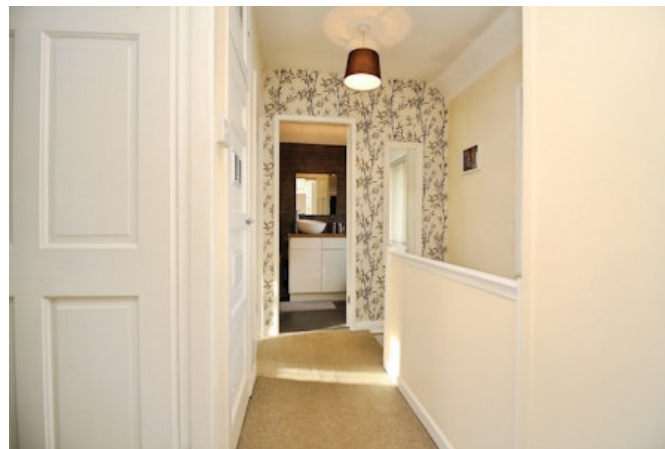
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Agents Note

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Referrals

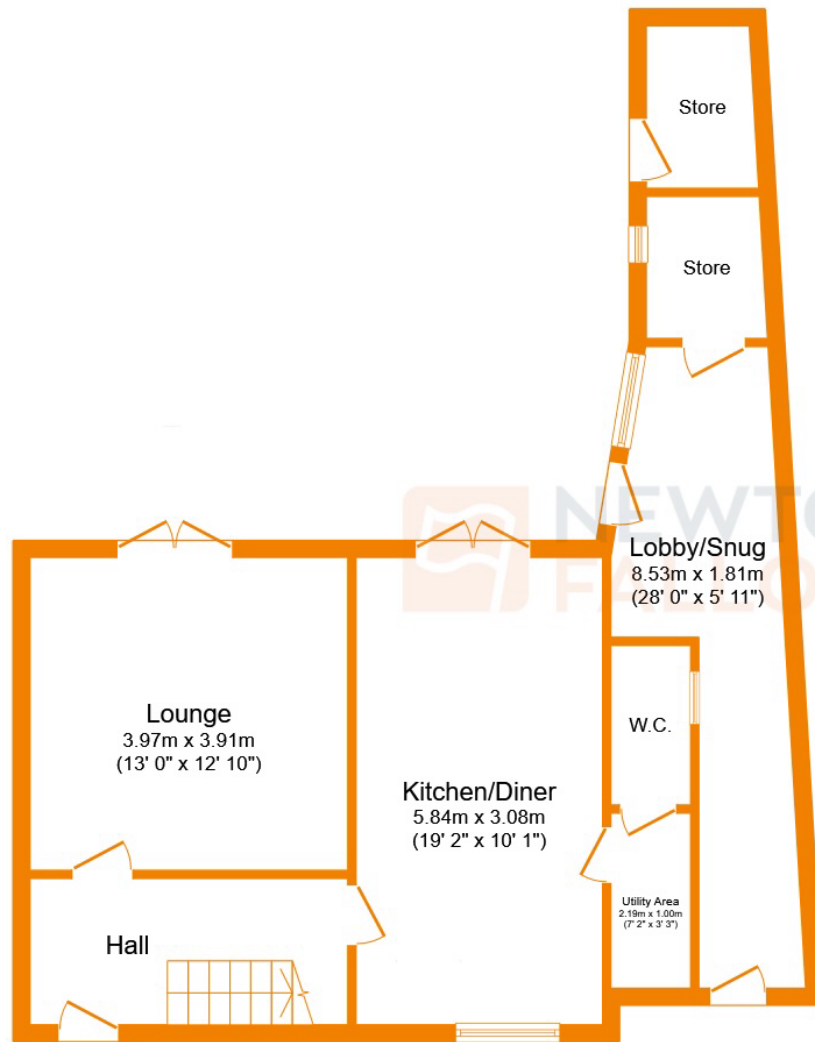
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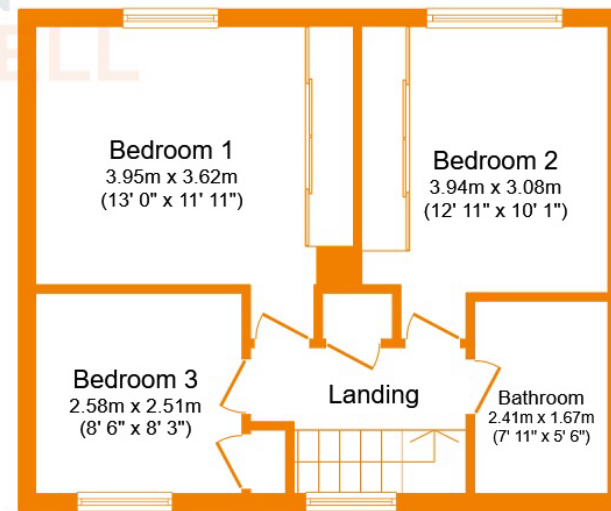
If you have a house to sell then we would love to provide you with a free no obligation valuation.







Ground Floor



First Floor

