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local estate agents

77 Nevanthon Road
Western Park, LE3 6DR

£250,000

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77 Nevanthon Road

Western Park, Leicester, LE3 6DR

A fully modernised 3 bedroom end town house on a good sized corner plot offering potential for further extension (subject to pp) The house is situated close to well regarded schools, local shops, links to city, shopping areas, motorways & major transport routes. In excellent order this property benefits from full gas central heating, UPVC double glazing, pvc fascias. The accommodation comprises, hall, 24' lounge-diner, modern fitted kitchen with appliances. Upstairs, landing, 3 bedrooms, shower room with white suite. Gardens to front, side & rear, driveway and garage. Highly recommended! Freehold. Council tax band B

Entrance Hall

A spacious welcoming entrance hall with UPVC double glazed entrance door and floor to ceiling panels to front and side.

Lounge-Diner

23'9" x 10'8" (7.25m x 3.27m)

A delightful spacious dual aspect living room with ample space for plenty of furniture and a table and chairs. UPVC double glazed window to front, two radiators, neutral fitted carpet, coving to ceiling, UPVC double glazed French doors to rear.

Modern Fitted Kitchen

12'10" x 7'8" (3.92m x 2.36m)

UPVC double glazed door & window to rear. Recently refitted with a modern range of base, drawer & eye level units, a wealth of worktop space, sink unit with mixer taps, built-in electric oven, gas hob. Integrated fridge. Provision for washing machine, half-tiled walls.

First Floor: Landing

Fitted carpet, access to loft, airing cupboard housing Worcester combination boiler.

Bedroom One

13'2" x 9'2" (4.02m x 2.80m)

A good sized double bedroom. UPVC double glazed window to front, fitted carpet, coving to ceiling, radiator.

Bedroom Two

10'8" x 9'2" (3.27m x 2.80m)

Another good sized double bedroom. UPVC double glazed window to rear, fitted carpet, coving to ceiling, radiator.

Bedroom Three

9'5" x 6'8" (2.88m x 2.05m)

UPVC double glazed window to front, fitted carpet, coving to ceiling, radiator.

Shower Room

7'9" x 5'5" (2.37m x 1.66m)

UPVC double glazed opaque window, chrome heated towel rail, tiled floor, fully tiled walls, walk-in shower enclosure with mains twin head shower, pedestal wash hand basin, wc.

Outside

The property sits on a generous corner plot providing potential to extend further (subject to usual planning consent)

The front of the property has a lawned garden with low picket fence and a driveway leading to the single garage.

The private rear garden has lawn, decking, external water tap, fully fenced boundaries.

Garage

17'0" x 9'6" (narrowing to 7'6") (5.20m x 2.90m (narrowing to 2.30m))

This larger than average garage is attached to the house and it would be possible to convert the space to increase living space (subject to usual Building Regulation consent) There is an up & over door, light & power.

Local Authority & Council Tax Information LCC

This property falls within Leicester City Council (www.leicester.gov.uk)

It has a Council Tax Band of B which means a charge of £1966.81 for tax year ending March 2027

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



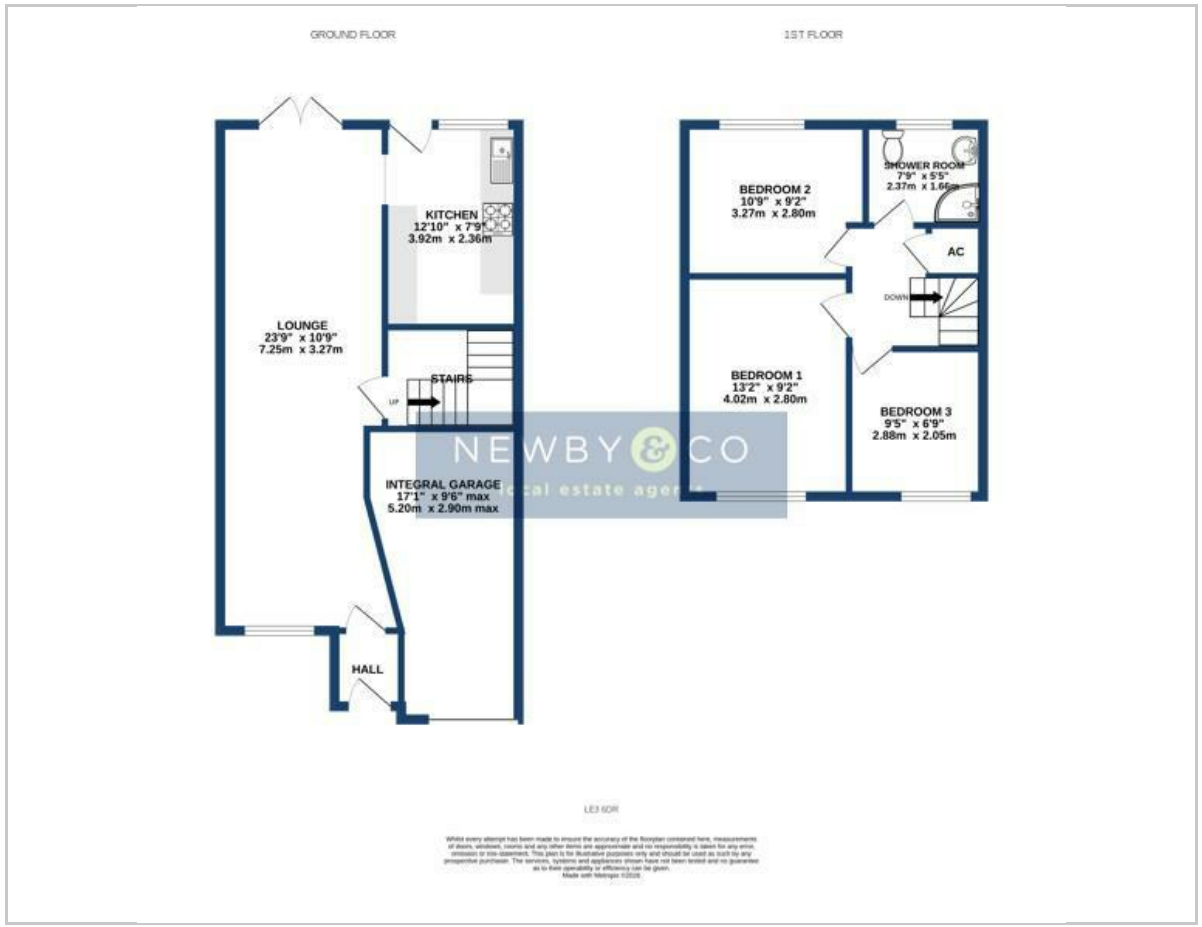




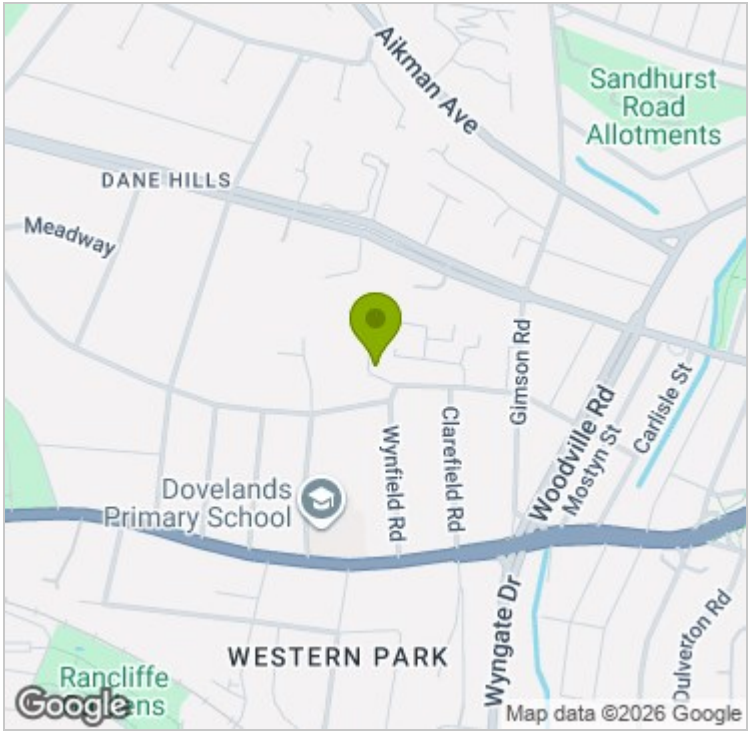




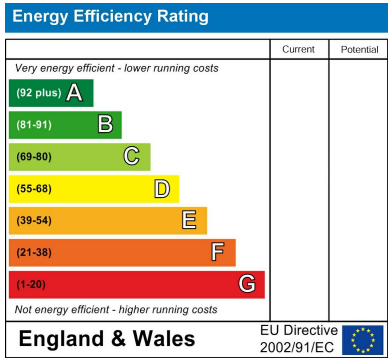

Floor Plan



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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