



9 Lamem Road  
New Parks, LE3 9PR

£230,000



## 9 Lamén Road

New Parks, Leicester, LE3 9PR

A well presented 3 bedroom semi detached house of BISF construction offering good sized family accommodation in extremely good order. The property is situated within easy reach of good shops, schools and regular public transport to city centre. The property is well maintained with full gas central heating, UPVC double glazing, solar panels, modern fitted kitchen with range cooker. The accommodation briefly comprises on the ground floor, entrance hall, lounge, kitchen-diner, conservatory, utility passage & wc. Upstairs, landing, 3 bedrooms, shower room. Gardens to rear, a dropped kerb & driveway to front. Ideal property for a First Time Buyer, investor or young family. Freehold. Council Tax Band A

### Porch

UPVC double glazed entrance door and full height front & side panels, tiled floor, radiator.

### Entrance Hall

UPVC double glazed inner entrance door, fitted carpet, radiator, stairs to first floor, under-stairs recessed storage area with electric meter and consumer unit.

### Lounge

13'9" x 12'1" (4.20m x 3.70m)

A good sized living room. UPVC double glazed bow window to front, neutral fitted carpet, radiator. Twin doors lead into the dining area of the Kitchen-Diner.

### Kitchen-Diner

21'0" x 8'10" (6.42m x 2.71m)

Generously sized kitchen-diner with modern fitted units. UPVC double glazed single door to side utility passage, UPVC double glazed window to rear and UPVC double glazed French doors into conservatory. Radiator, tiled flooring to kitchen area and plank flooring to dining area. Fitted with a range of modern base, drawer & eye level units with modern chrome handles, work surfaces with tiled surrounds, one and a half bowl stainless steel sink unit with mixer taps, range cooker with double ovens and 7 ring gas burners. Provision for dishwasher.

### Conservatory

11'1" x 9'2" (3.40m x 2.80m)

UPVC double glazed conservatory with fitted blinds, solid roof, UPVC double glazed French doors to garden, laminate flooring, radiator.

### Utility Passage

21'3" x 6'9" (6.50m x 2.08m)

Running along the full length of the house at the right hand side this room provides excellent storage and appliance space and also secures the full width of the plot. UPVC double glazed windows with fitted blinds and UPVC double glazed doors to front & rear, solid roof, tiled flooring, radiator.

### Cloaks/wc

Situated off the Utility Passage. UPVC double glazed opaque window, wc.

### First Floor: Landing

UPVC double glazed opaque window to side, fitted carpet, access to loft. The central heating combi boiler is located in the loft.

### Bedroom One

13'5" x 12'1" (4.10m x 3.70m)

Good sized double bedroom. UPVC double glazed window to front, fitted carpet, radiator, wardrobes.

### Bedroom Two

13'5" x 8'8" (4.10m x 2.65m)

Another double bedroom. UPVC double glazed window to rear, fitted carpet, radiator.

### Bedroom Three

9'2" x 8'6" (2.80m x 2.60m)

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

### Shower Room

7'2" x 5'6" (2.20m x 1.70m)

UPVC double glazed opaque window, chrome heated towel rail, well appointed with a modern white suite comprising of shower cubicle with mains shower and waterproof wall boarding, pedestal wash hand basin, wc.

### Outside

The front of the property has a driveway with a dropped kerb.

The private rear gardens comprise of paved patio, lawns, gazebo, shed, fully fenced boundaries.

### Local Authority & Council Tax Information LCC

This property falls within Leicester City Council ([www.leicester.gov.uk](http://www.leicester.gov.uk))

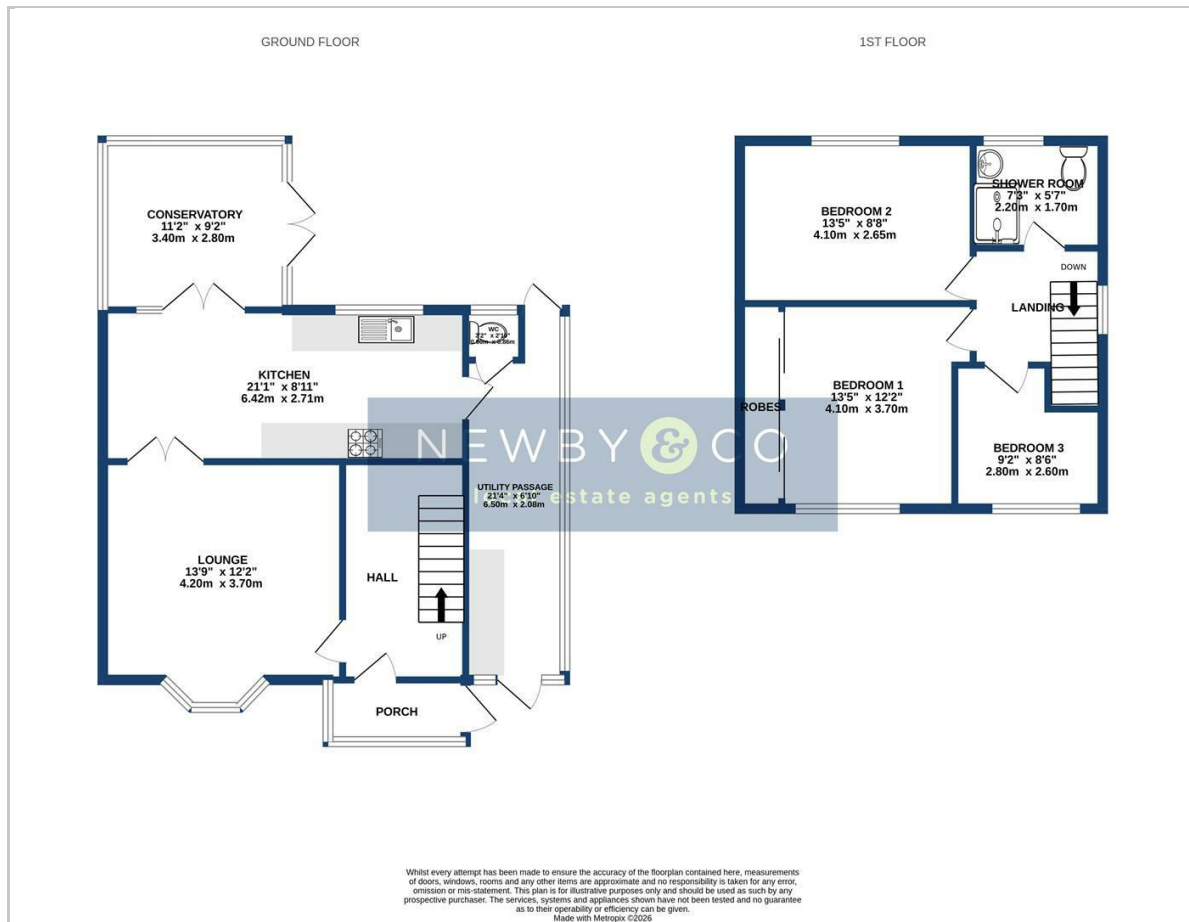
It has a Council Tax Band of A which means a charge of £1685.83 for tax year ending March 2027

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](http://www.leicestershire.gov.uk/education-and-children/schools-colleges-and-academies/find-a-school)



## Floor Plan

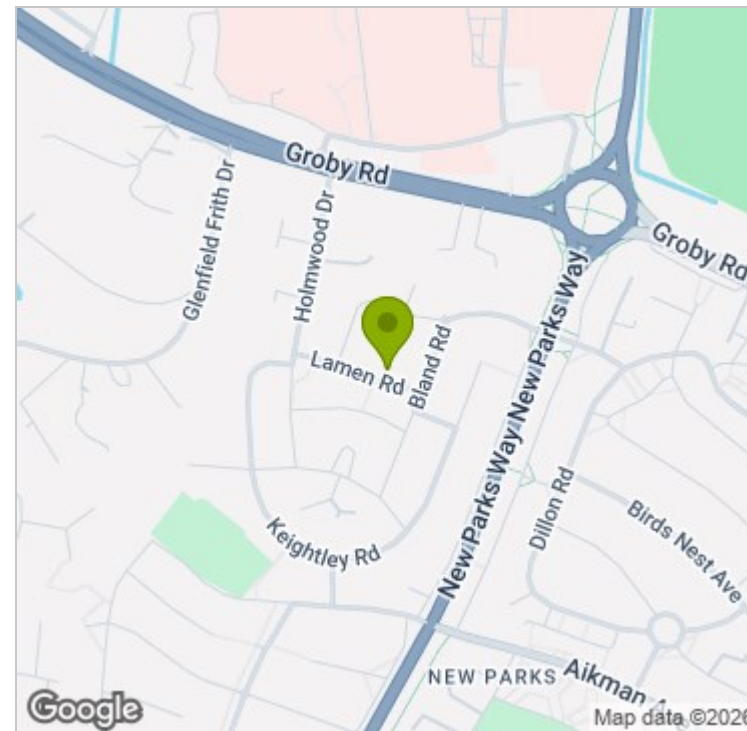


## Viewing

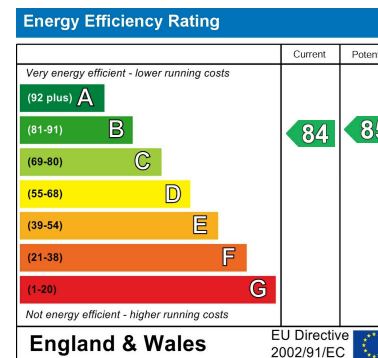
Please contact our Glenfield Office on 0116 2990 990 if you wish to arrange a viewing appointment for this property or require further information.

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. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

## Area Map



## Energy Efficiency Graph



88 Faire Road, Glenfield,  
Leics, LE3 8ED  
Tel: 0116 2990 990  
Email: sales@newbyandco.co.uk  
newbyandco.co.uk



**NEWBY & CO**  
local estate agents