



57 Kings Walk
Leicester Forest East, LE3 3JP
£220,000



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Leicester Forest East, Leicester,

A traditional 1970's two bedroom mid town house in popular residential location close to good schools, recreational area, shops and major road links. The property requires some improvement but is generally well maintained to include full gas central heating (combi boiler) UPVC double glazing. The accommodation briefly comprises of hall, living-kitchen, conservatory. Upstairs landing, 2 good sized bedrooms, bathroom with white suite. Driveway to front, gardens to rear. Freehold - no upward chain. Council tax band A

Entrance Hall

Double glazed entrance door, laminate flooring, radiator, stairs to first floor.

Living-Kitchen

15'9" x 14'5" (4.81 x 4.40)

UPVC double glazed sliding patio door and UPVC double glazed window to rear, radiator. Fitted with a range of base, drawer & eye level units, work surfaces, stainless steel sink unit. Provision for cooker.

Conservatory

13'5" x 8'6" (4.10 x 2.60)

UPVC double glazed conservatory with brick base, polycarbonate roof, French doors and tiled flooring.

First Floor Landing

Access to loft with retractable ladder, housing combi boiler, fitted carpet, radiator.

Bedroom One

12'2" x 11'3" (3.73 x 3.43)

Two UPVC double glazed windows, fitted carpet, radiator.

Bedroom Two

14'7" x 8'2" (4.47 x 2.50)

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

Bathroom

7'10" x 5'10" (2.40 x 1.80)

UPVC double glazed opaque window, radiator, vinyl flooring, fully tiled walls, panelled bath with mains shower over, pedestal wash hand basin, wc.

Outside

The private rear garden has patio, lawn, borders, fully fenced boundaries and gates to rear.

Local Authority & Council Tax Info (Blaby)

This property falls within Blaby District Council (blaby.gov.uk)

It has a Council Tax Band of A which means a charge of £x 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.

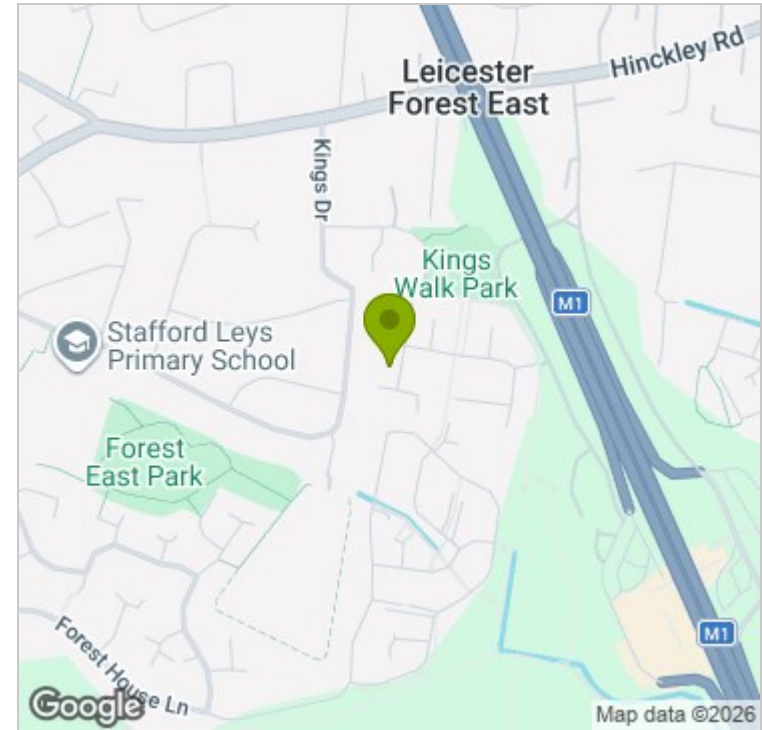
For more information regarding school catchment areas please go to www.leicestershire.gov.uk/education-and-children/schools-colleges-and-academies/find-a-school



Floor Plan



Area Map



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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Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC 