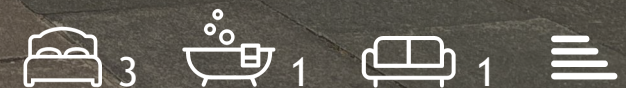




43 Frolesworth Road
New Parks, LE3 6LN

£200,000



43 Frolesworth Road

New Parks, Leicester, LE3 6LN

Traditional 3 bedroom semi-detached home in popular location close to good amenities including shops, public transport and major road links. The property benefits from full gas central heating (Worcester combi boiler), UPVC double glazing, offering plenty of scope for further modernisation inside, which is reflected in the price. The accommodation briefly comprises on the ground floor, entrance hall, lounge, kitchen-diner. Upstairs, landing, 3 bedrooms, bathroom. Drive to front & garden to rear. Quick sale required - no upward chain. Freehold. Council Tax Band A

Entrance Hall

UPVC double glazed entrance door, stairs to first floor, under-stairs cupboard housing electric meter, radiator.

Lounge

13'3" x 12'7" (4.04 x 3.84)

UPVC double glazed window to front, radiator.

Kitchen-Diner

18'10" x 10'2" (5.76 x 3.11)

UPVC double glazed window to rear, aluminium sliding patio door, radiator. Fitted with a range of base, drawer & eye level units, work surfaces, tiled splashback, one and a half bowl stainless steel sink unit with mixer tap, range cooker, extractor hood. Provision for dishwasher.

Utility Room & WC

UPVC double glazed window, tiled flooring, fitted with base & eye level units, stainless steel sink unit.

First Floor Landing

Access to loft, airing cupboard housing cylinder.

Bedroom One

11'5" x 10'4" (3.50 x 3.15)

UPVC double glazed window to front, radiator, cupboard housing Worcester boiler.

Bedroom Two

11'5" x 10'2" (3.48 x 3.12)

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

Bedroom Three

8'4" x 8'4" (2.55 x 2.55)

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

Bathroom

7'5" x 5'4" (2.27 x 1.64)

UPVC double glazed opaque window, chrome heated towel rail, mainly tiled walls, extractor fan, panelled bath with electric shower over, pedestal wash hand basin, wc.

Outside

The front of the property has a dropped kerb, a block paved driveway for 2 cars side by side.

The rear garden approx 40' has patio, decking, lawn, trees, fully fenced boundaries, gate to side.

Local Authority & Council Tax Information LCC

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

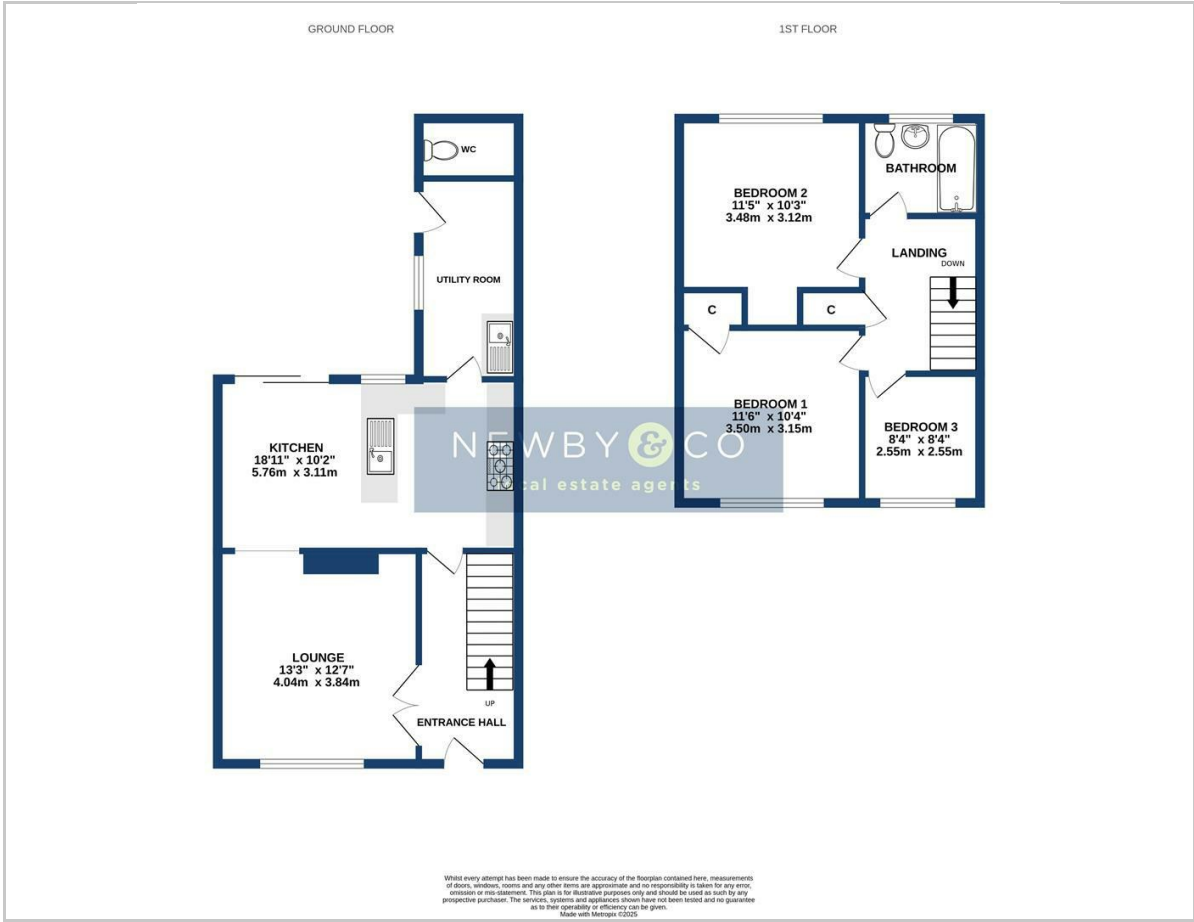
It has a Council Tax Band of A which means a charge of £1605.15 for tax year ending March 2026

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



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Area Map



Energy Efficiency Graph

