NEWBY & CO
local estate agents

26 Charnor Road
New Parks, LE3 6LH

£250,000

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New Parks, Leicester, LE3 6LH

Brick built traditional 3 bedroom semi-detached home in popular location very close to the popular Forest Lodge Academy school and being very close to good amenities including shops, public transport and major road links. The property benefits from full gas central heating (Worcester combi boiler fitted June 2025), UPVC double glazing, pvc fascia. The accommodation briefly comprises on the ground floor, entrance hall, lounge, kitchen-diner with lobby & cloaks/wc. Upstairs, landing, 3 bedrooms, shower room with white suite. Gardens to front & rear, brick outbuilding's. No upward chain. Freehold. Council tax band A

Entrance Hall

UPVC opaque double glazed entrance door, herringbone oak effect vinyl flooring, stairs to first floor, radiator.

Sitting Room

8'2" x 7'11" (2.50m x 2.42m)

UPVC double glazed bay window to front, radiator, herringbone oak effect vinyl flooring, oak glazed dividing doors to lounge. This small room would make an ideal study or playroom space.

Lounge

13'6" x 10'7" (4.12m x 3.24m)

A good sized living room. UPVC double glazed window to rear, radiator, fitted carpet, wall mounted gas fire.

Kitchen-Diner

16'9" x 13'6" (5.12m x 4.12m)

UPVC double glazed windows to front & side, vinyl flooring, two radiators, understairs pantry store with small window and plumbing for washing machine. The kitchen is fitted with a range of base, drawer & eye level units, work surfaces, tiled splashbacks, stainless steel sink unit. Space for cooker.
The room has space for a table and chairs and UPVC double glazed French doors opening out to rear gardens.

Rear Lobby

UPVC double glazed door to side, vinyl flooring, door to wc.

Cloaks/wc

UPVC double glazed opaque window, wash hand basin, wc, fully tiled walls & floor.

First Floor Landing

UPVC double glazed window to front, fitted carpet, access to loft, cupboard.

Bedroom One

12'5" x 10'4" (3.79m x 3.16m)

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

Bedroom Two

13'2" x 8'11" (4.02m x 2.73m)

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

Bedroom Three

12'1" x 6'8" (3.70m x 2.04m)

Two UPVC double glazed windows to front, fitted carpet, radiator, recessed cupboard.

Shower Room

7'5" x 6'2" (2.28m x 1.88m)

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

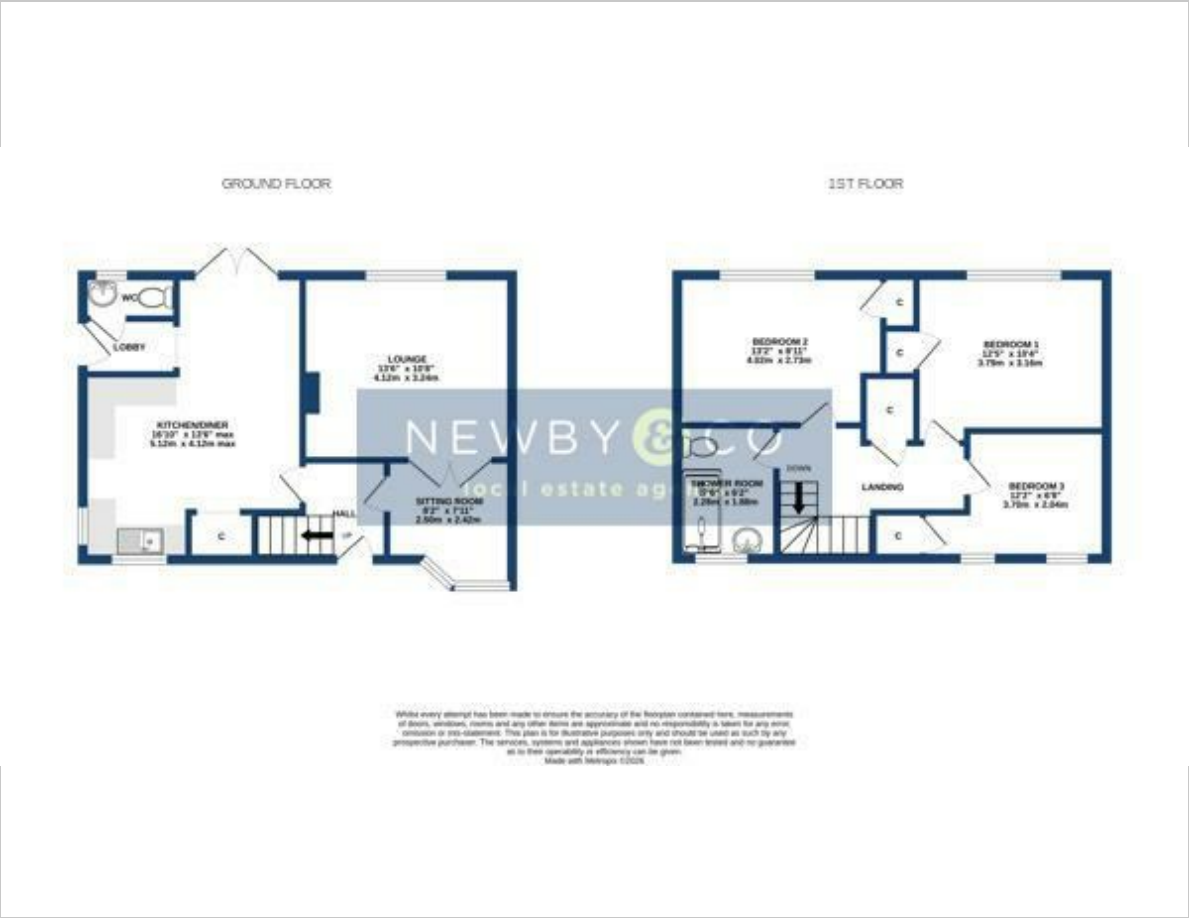
Outside

The front of the property have a gravelled area, walled boundary, driveway for 3 cars.
The South facing rear gardens are approx 50' long and has paved patio, lawns, timber shed, brick store and fully fenced boundaries.
To the side of the property there is ample space for the extension of the house (subject to usual planning and building regulation consents)

Local Authority & Council Tax Information LCC

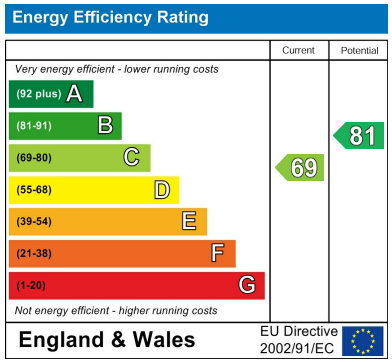
This property falls within Leicester City Council (www.leicester.gov.uk)
It has a Council Tax Band of A which means a charge of £1685.83 for tax year ending March 2027
Please note: When a property changes ownership local authorities do reserve the right to re-calculate council tax bands.
For more information regarding school catchment areas please go to www.leicestershire.gov.uk/education-and-children/schools-colleges-and-academies/find-a-school

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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