



20 Pickwell Close  
New Parks, LE3 6QX

£240,000



## 20 Pickwell Close

New Parks, Leicester, LE3 6QX

A really well maintained brick built traditional 3 bedroom mid town house in popular cul-de-sac location close to Forest Lodge Academy and good local amenities including shops, public transport and major road links. The property benefits from full gas central heating (Vaillant combi boiler), UPVC double glazing. Tastefully decorated accommodation briefly comprises on the ground floor, entrance hall, lounge, dining room, kitchen with appliances, utility area & wc. Upstairs, landing, 3 bedrooms, bathroom with white suite & shower over bath. Driveway for two cars to front & 50' gardens to rear. Freehold. Council tax band A

### Entrance Hall

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

### Lounge

14'5" x 11'11" (4.40m x 3.65m)

UPVC double glazed window to front, radiator, laminate flooring.

### Dining Room

9'9" x 8'9" (2.99m x 2.69m )

UPVC double glazed French doors to rear, laminate flooring, radiator.

### Kitchen

10'11" x 9'0" (3.33m x 2.75m)

UPVC double glazed single door to Utility Area & UPVC double glazed window to rear, tiled flooring, recessed spotlights. Fitted with a range of base, drawer & eye level units, work surfaces, tiled splashbacks and under unit lighting, one and a half bowl stainless steel sink unit with mixer taps, kickspace plinth heater. Built-in electric fan assisted oven, gas hob. Integrated dishwasher.

### Utility Room

UPVC double glazed French doors, provision for washing machine, wc. Please note the utility room & wc are converted outbuildings and are therefore single brick construction.

### First Floor: Landing

Fitted carpet, access to loft with retractable ladder, cupboard housing combi boiler.

### Bedroom One

12'5" x 10'7" (3.80m x 3.23m)

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

### Bedroom Two

12'0" x 9'8" (3.67m x 2.96m)

UPVC double glazed window to rear, laminate flooring, radiator, recessed cupboard.

### Bedroom Three

9'0" x 9'8" (2.76m x 2.96m)

UPVC double glazed window to front, laminate flooring, radiator, cabin bed.

### Bathroom

5'9" x 5'6" (1.77m x 1.69m)

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

### Outside

The front of the property has a driveway providing off road parking for 2 cars side by side.

The rear garden approx 50' has patio, decking, hard landscaping, shed, brick store, external water tap.

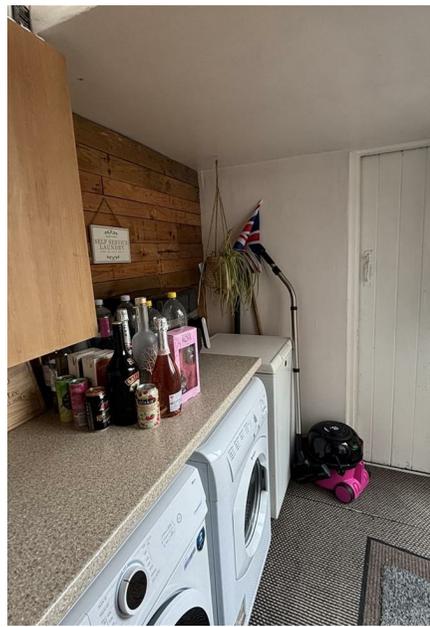
### Local Authority & Council Tax Information LCC

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

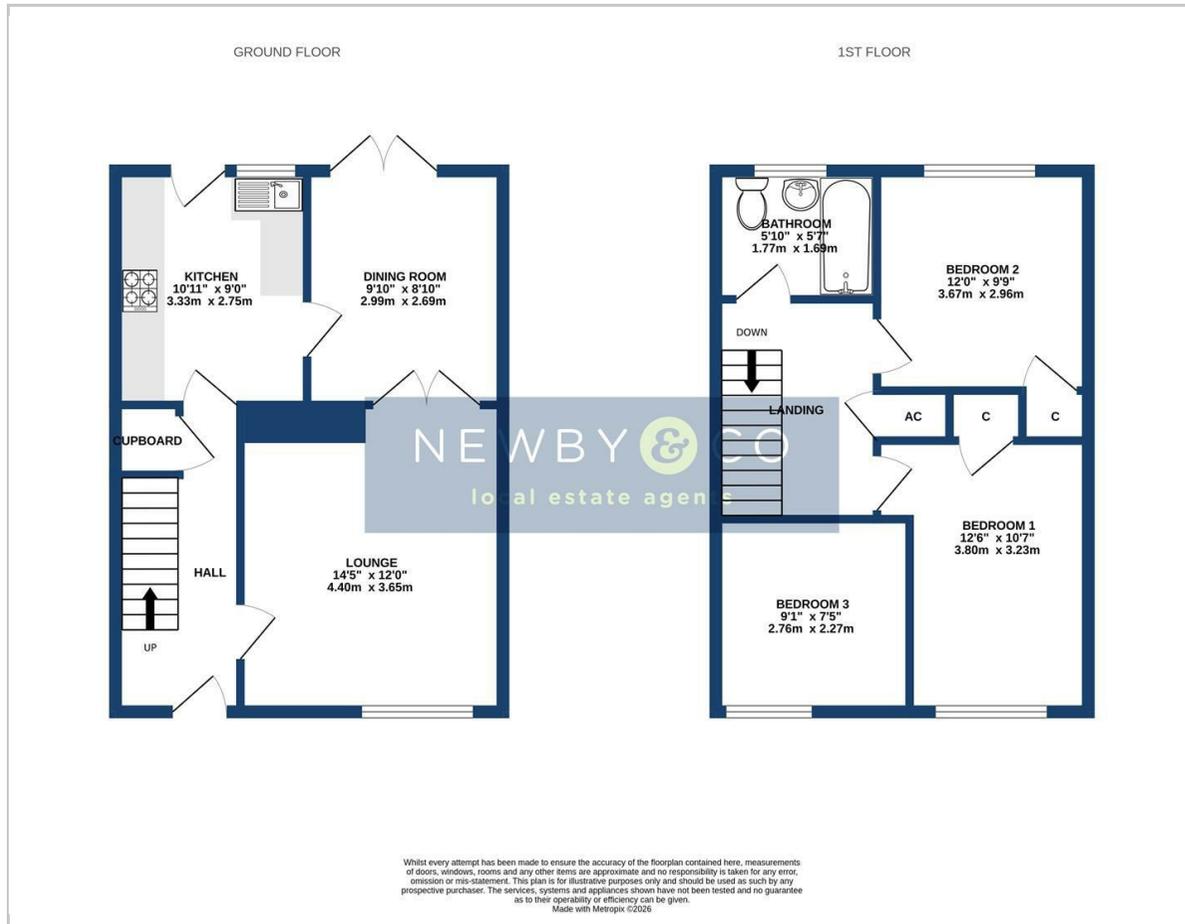
It has a Council Tax Band of A which means a charge of £1605.15 for tax year ending March 2026

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



## Floor Plan

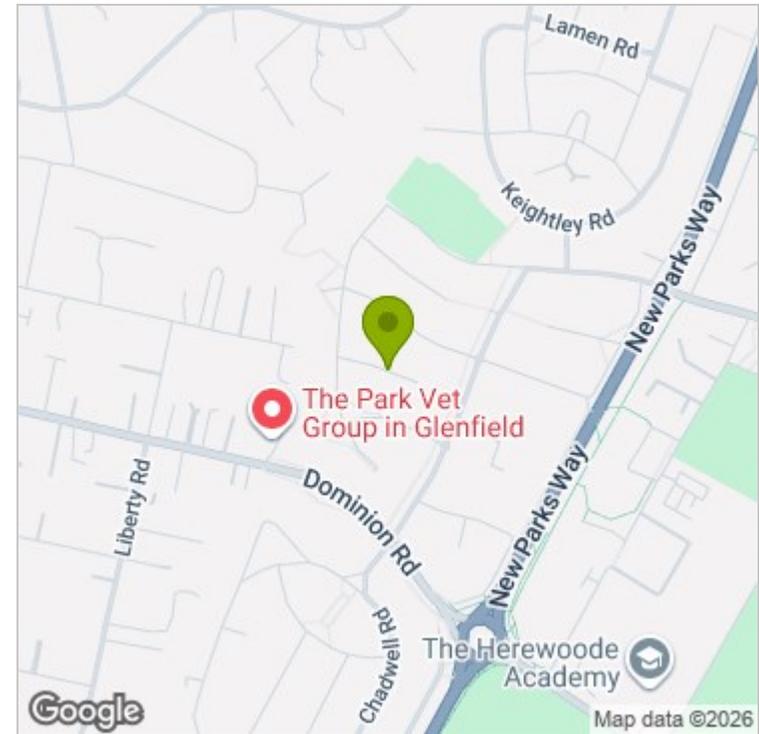


## Viewing

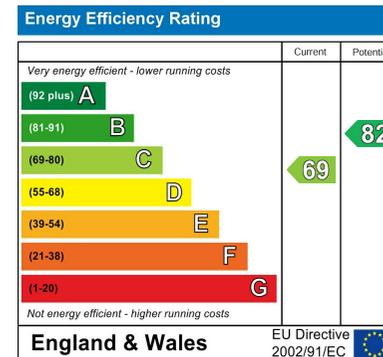
Please contact our Glenfield Office on 0116 2990 990 if you wish to arrange a viewing appointment for this property or require further information.

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## Area Map



## Energy Efficiency Graph



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



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