



9 Lamén Road
New Parks, LE3 9PR

£230,000



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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, radiator.

Entrance Hall

Entrance door, fitted carpet, radiator, under-stairs recessed storage area with meters.

Lounge

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

A good sized living room. UPVC double glazed window to front, fitted carpet, radiator.

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, radiator, tiled flooring. Fitted with a range of modern base, drawer & eye level units, work surfaces, one and a half bowl sink unit with mixer taps, range cooker. Provision for dishwasher.

Conservatory

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

UPVC double glazed conservatory, solid roof, UPVC double glazed French doors to garden, radiator.

Utility Passage

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

UPVC double glazed windows and UPVC double glazed doors to front & rear, tiled flooring, radiator.

Cloaks/wc

UPVC double glazed opaque window, wc.

First Floor: Landing

UPVC double glazed opaque window to side, fitted carpet, access to loft housing boiler.

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, pedestal wash hand basin, wc.

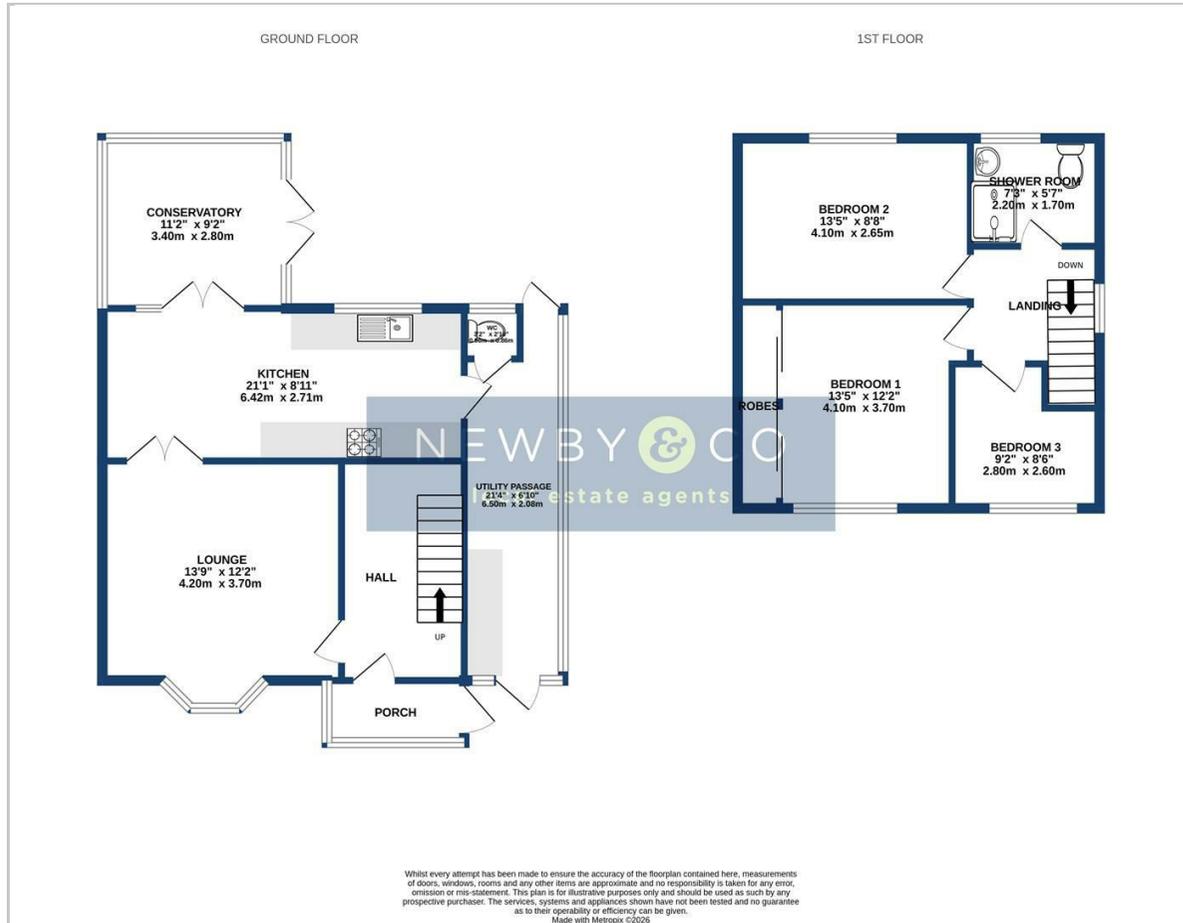
Outside

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.



Floor Plan

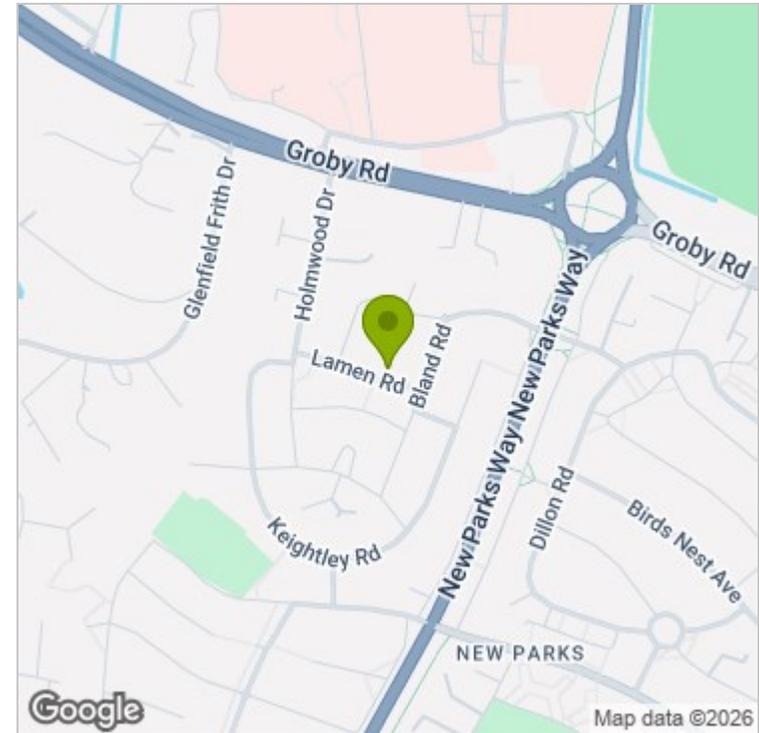


Viewing

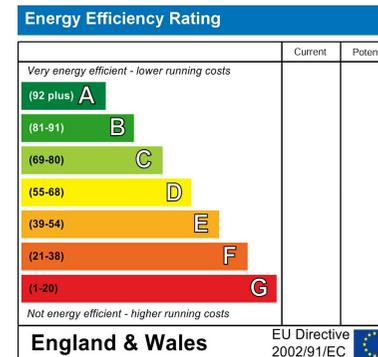
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Area Map



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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local estate agents