



21 Bringhurst Road
New Parks, LE3 6LE

£225,000



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New Parks, Leicester, LE3 6LE

Brick built traditional 3 bedroom semi detached house in popular location close to good amenities including shops, public transport and major road links. The property has recently undergone a comprehensive renovation project and benefits from full gas central heating (brand new combi boiler & system), UPVC double glazing, refelted roof. The tastefully decorated accommodation briefly comprises on the ground floor, entrance hall, lounge, refitted kitchen-diner including oven/hob, utility area/wc. Upstairs, landing, 3 bedrooms, bathroom with white suite. Driveway to front & 60' garden to rear, brick outbuilding. Freehold. Council Tax Band A

Entrance Hall

Composite entrance door with double glazed eye level panel, newly fitted carpet, coving to ceiling, radiator, stairs to first floor, under-stairs cupboard housing new consumer unit and electric meter.

Lounge

14'6 x 12' (4.42m x 3.66m)

A decent sized living room. UPVC double glazed window to front, newly fitted carpet, radiator, electric fire set in modern fireplace, coving to ceiling.

Kitchen-Diner

18'1" x 9'8" (5.52m x 2.96m)

Two UPVC double glazed windows to rear, newly fitted carpet to dining area, vinyl flooring to kitchen area, radiator, coving. Fitted with a brand new modern range of base, drawer & eye level units, work surfaces with upstands, stainless steel sink unit. Built-in electric oven, ceramic hob with extractor hood. UPVC double glazed door to utility area.

Utility Area & WC

UPVC double glazed window and door to rear, provision for washing machine, brick store & separate wc.

First Floor: Landing

Access to loft, newly fitted carpet, coving, large storage cupboard plus additional smaller cupboard over stair bulkhead.

Bedroom One

12'6 x 12' (3.81m x 3.66m)

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

Bedroom Two

12'2 x 9'8 (3.71m x 2.95m)

UPVC double glazed window to rear, newly fitted carpet, coving, radiator, airing cupboard housing Worcester combination boiler.

Bedroom Three

9' x 7'6 (2.74m x 2.29m)

UPVC double glazed window to front, newly fitted carpet, radiator, coving to ceiling.

Bathroom

17'4 x 16'8 (5.28m x 5.08m)

UPVC double glazed opaque window, radiator, extractor fan, fitted with modern white suite comprising of panelled bath with twinhead mains shower over and glass screen, pedestal wash hand basin, wc.

Outside

The front of the property has a dropped kerb leading to a tarmac driveway for 3 cars side by side.

The rear garden approx 60' has paved patio, lawns, brick store, fenced boundaries, gated side access.

Local Authority & Council Tax Information LCC

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

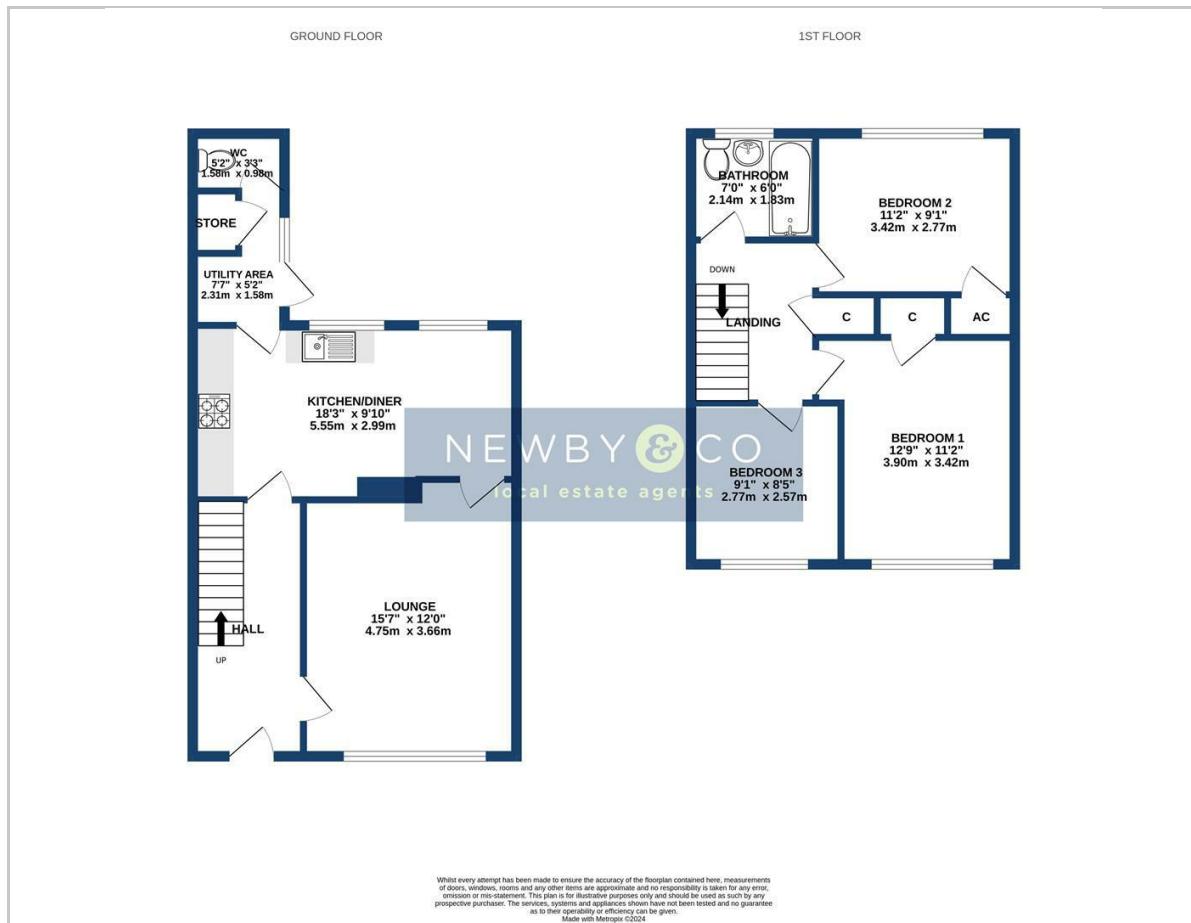
It has a Council Tax Band of A which means a charge of £1,457.01 for tax year ending March 2024

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

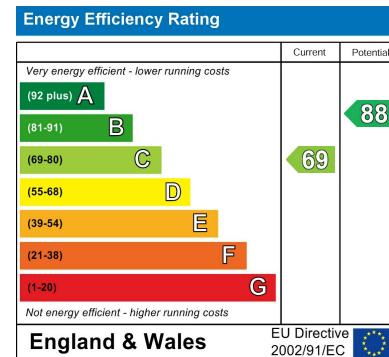
Please contact our Glenfield Office on 0116 2990 990 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph



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