



21 Bringhurst Road  
New Parks, LE3 6LE

£225,000





## 21 Bringhurst Road

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

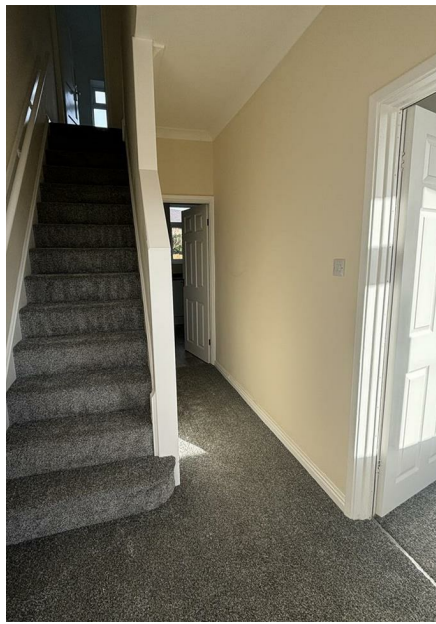
This property falls within Leicester City Council ([www.leicester.gov.uk](http://www.leicester.gov.uk))

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.

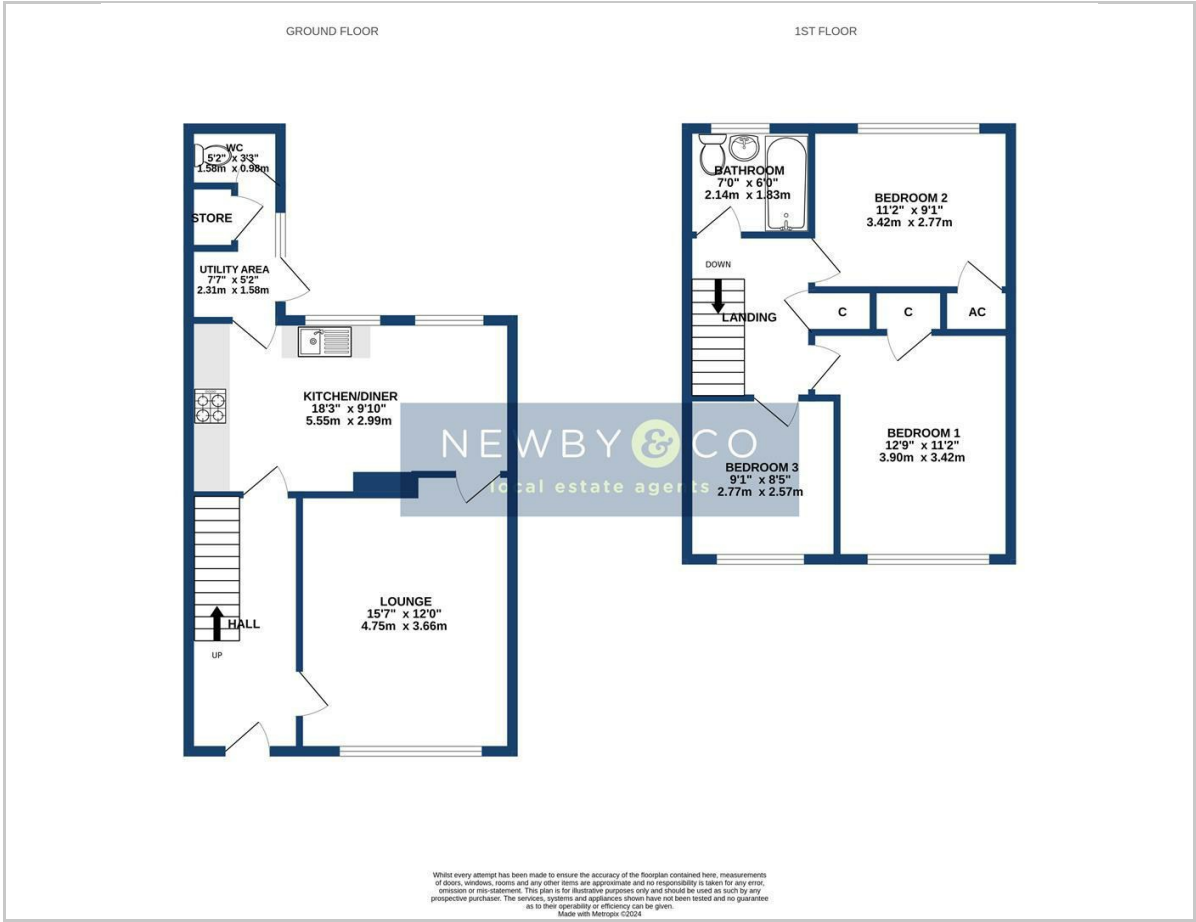
For more information regarding school catchment areas please go to [www.leicestershire.gov.uk/education-and-children/schools-colleges-and-academies/find-a-school](http://www.leicestershire.gov.uk/education-and-children/schools-colleges-and-academies/find-a-school)







Floor Plan



Viewing

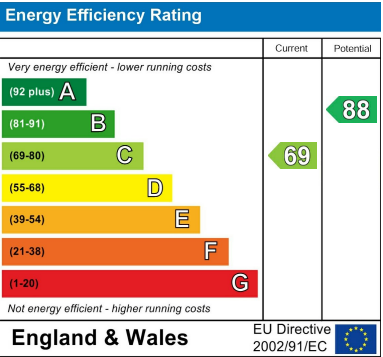
Please contact our Glenfield Office on 0116 2990 990 if you wish to arrange a viewing appointment for this property or require further information.

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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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local estate agents