



27, EASTFIELD ROAD, WESTERN PARK, LE3 6FE

PRICE £400,000

ANDREW GRANGER & CO

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An updated and improved deceptively spacious three bedroomed detached house with gardens to the rear in the highly desirable and sought after Western Park residential area of Leicester. The property offers spacious light and airy accommodation arranged over two floors with the benefit of gas fired central heating and UPVC double glazing throughout and comprises; entrance porch, entrance hall, sitting room, dining room, breakfast kitchen, rear lobby and ground floor w.c. First floor landing, three generously proportioned bedrooms and family bathroom. Outside, off road parking, rear gardens laid mostly to lawns.

Location

The property lies within the convenient and sought after location of Western Park some two miles west of the city handy for nearby local shops, schools, bus services and recreational facilities with more comprehensive shopping facilities located at Fosse Park shopping centre and Leicester city centre. For the commuter the M1 and M69 is accessible at junction 21 and Leicester has rail services to London St Pancras.

Viewing & Directional Note

All viewings should be arranged through Andrew Granger & Company 0116 2429922. The property may be approached from Leicester via St Nicholas Circle travelling westbound via King Richard's Road (A47) continuing over the traffic lights at junction for Fosse Road North/Central onto Hinckley Road, continuing across the next set of traffic lights with Wyngate Drive, take the third right into Eastfield Road crossing over Letchworth Road where the property can be found at the top of the cul de sac.

Accommodation in Detail

Ground Floor

Entrance Porch

Via UPVC double glazed front door with UPVC double glazed side screen, tiled flooring and doorway leading to entrance hall.

Entrance Hall

Accessed via a traditionally styled half glazed multi paned

front door, exposed wooden flooring, useful understairs storage cupboard and staircase rising to the first floor.

Sitting Room 19'4" x 12'5" (5.91 x 3.79)

UPVC double glazed patio doors leading onto the front gardens, three radiators, open fire place with surround and UPVC double glazed window to side elevation.

Dining Room 10'10" x 10'11" (3.32 x 3.33)

With UPVC double glazed window overlooking the rear gardens, two radiators and fireplace with wooden mantel and surround and tiled inset.

Kitchen 14'2" x 12'9" (4.32 x 3.89)

A dual aspect kitchen with UPVC double glazed windows to both the front and rear elevations, a range of base and wall mounted cupboards with work surface over and tiled surround. Inset one and a half bowl sink and drainer unit with mixer tap over, plumbing for washing machine, four ring gas hob with extractor fan over, central island with cupboard space, wood effect laminate flooring and radiator. Doorway leading to;

Rear Hallway

With half glazed UPVC door leading onto the rear gardens.

Cloaks /w.c

Comprising low flush w.c, pedestal wash hand basin and UPVC double glazed window to rear elevation.

First Floor

Landing

UPVC double glazed window to the front elevation and radiator.

Bedroom 1 15'7" x 14'0" (4.75 x 4.27)

A dual aspect room with UPVC double glazed windows to both the front and rear elevations, radiator and built in wardrobe

En-suite

Comprising low flush w.c, pedestal wash hand basin, shower with tiled surround, towel radiator and UPVC double glazed window to rear elevation.



Bedroom 2 16'1" x 11'7" (4.92 x 3.54)

UPVC double glazed bay window to front elevation, radiator and louvred wardrobes.

Bedroom 3 10'10" x 11'0" (3.32 x 3.36)

UPVC double glazed window to rear elevation, radiator and built in wardrobe.

Family Bathroom

A large family bathroom with bath with tiled surround, low flush w.c, shower cubicle with tiled surround, vanity sink unit, UPVC double glazed window to rear elevation. Cupboard housing wall mounted gas fired central heating boiler.

Front Gardens

To the front of the property there is off road parking with a shared driveway and front seating area.

Rear Gardens

To the rear are lawned gardens and large apple tree.

MONEY LAUNDERING

To comply with The Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017 any successful purchaser/purchasers will be asked to provide proof of identity and we will therefore need to take copies of a passport/photo driving licence and a recent utility bill (not more than three months old). We will need this information before Solicitors are instructed.

APPRAISALS & SURVEYS

If you have a house to sell then we offer a Free Valuation, without obligation.

Andrew Granger & Co undertake all types of Valuations including R.I.C.S. Homebuyer Survey and Valuation Reports, Valuations for probate, capital gains and inheritance tax purposes and Insurance Valuations. For further information contact our Surveying Department on 0116 242 9933.

ENERGY PERFORMANCE CERTIFICATE

EPC rated -

COUNCIL TAX

Council tax band - Awaiting details from Vendor

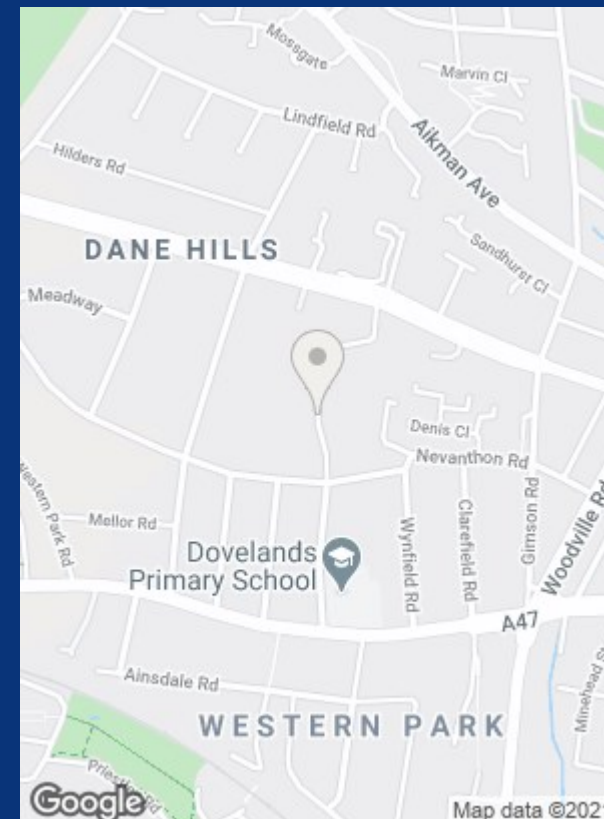








LOCATION



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Call 0116 242 9922

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