

36 EASTFIELD ROAD

WESTERN PARK, LEICESTER



JAMES
SELICKS

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36 Eastfield Road

Western Park
Leicester
LE3 6FE

A substantial, four bedroom semi-detached family home positioned on this quiet cul-de-sac at the top of Eastfield Road in the heart of leafy Western Park.

Porch | ground floor WC | entrance hall | front family room | rear sitting room | conservatory | dining room | kitchen | four bedrooms | bathroom | driveway | large single garage | deep, lawned rear gardens | greenhouse | timber shed | EPC - E

LOCATION

Western Park provides easy access to the M1/M69 Motorway links and associated Fosse retail Park as well as being convenient for local amenities found along the nearby Hinckley Road, within catchment of popular schooling, of particular note, Dovelands Primary, and approximately a mile and a half west of the city centre with its professional quarters and mainline railway station.

ACCOMMODATION

A part glazed front door leads into a porch with a store room off and a ground floor WC with a two piece suite comprising an enclosed WC and wash hand basin. The entrance hall houses the stairs to the first floor with an understairs storage cupboard beneath. The front family room has a timber fireplace with an inset gas living flame effect fire and a window to the front elevation. The rear sitting room has a gas fire and sliding patio doors leading into a conservatory with sliding patio doors leading onto the rear garden. The dining room which has a range of eye and base level units, houses the floor mounted boiler and has a window and door to the side elevation. The kitchen has a range of eye and base level units, a stainless steel one and a quarter bowl sink with mixer tap over and a window to the rear elevation.





The first floor landing leads to the master bedroom, having built-in wardrobes with cupboards over, matching bedside units and a window to the front elevation. Bedroom two has built-in wardrobes with mirrored fronts, a shower cubicle and a window to the rear elevation. Bedroom three has built-in wardrobes with mirrored fronts and a window to the rear elevation. Bedroom four has built-in wardrobes with cupboards and a vanity unit and a window to the side elevation. The family bathroom has a white three piece suite comprising an enclosed WC, inset wash hand basin with cupboards under, a panelled bath with shower over, and a window to the side elevation.

OUTSIDE

To the front of the property is a tarmac driveway providing car standing and access to a large single garage providing a utility area with plumbing for an automatic washing machine and tumble dryer. To the rear are paved patio entertaining areas, deep lawned gardens with a screen vegetable patch to the rear.

DIRECTIONAL NOTE

Proceed out of Leicester on the A47 King Richard Road in a westerly direction passing over the traffic light complex with Wyngate Drive, taking the third right hand turn onto Eastfield Road, crossing over the junction with Letchworth Road. Continue along Eastfield Road where the property may be found at the top of the cul-de-sac on the right hand side.

TENURE: Freehold

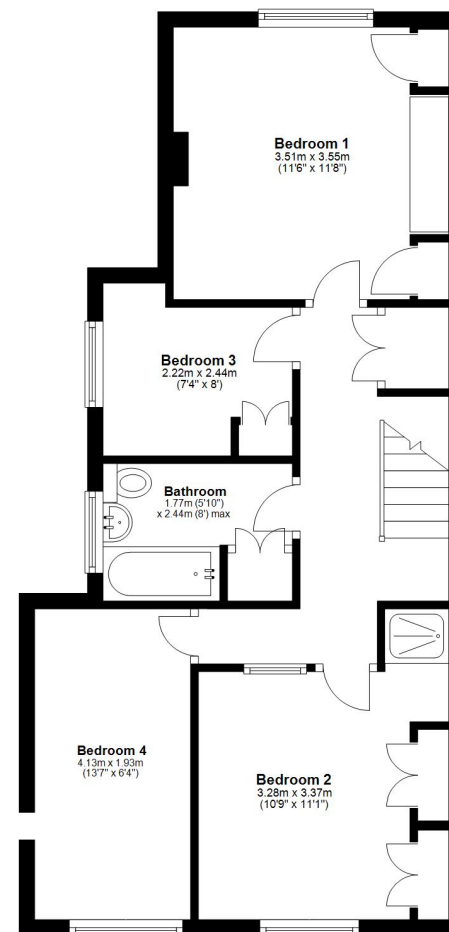
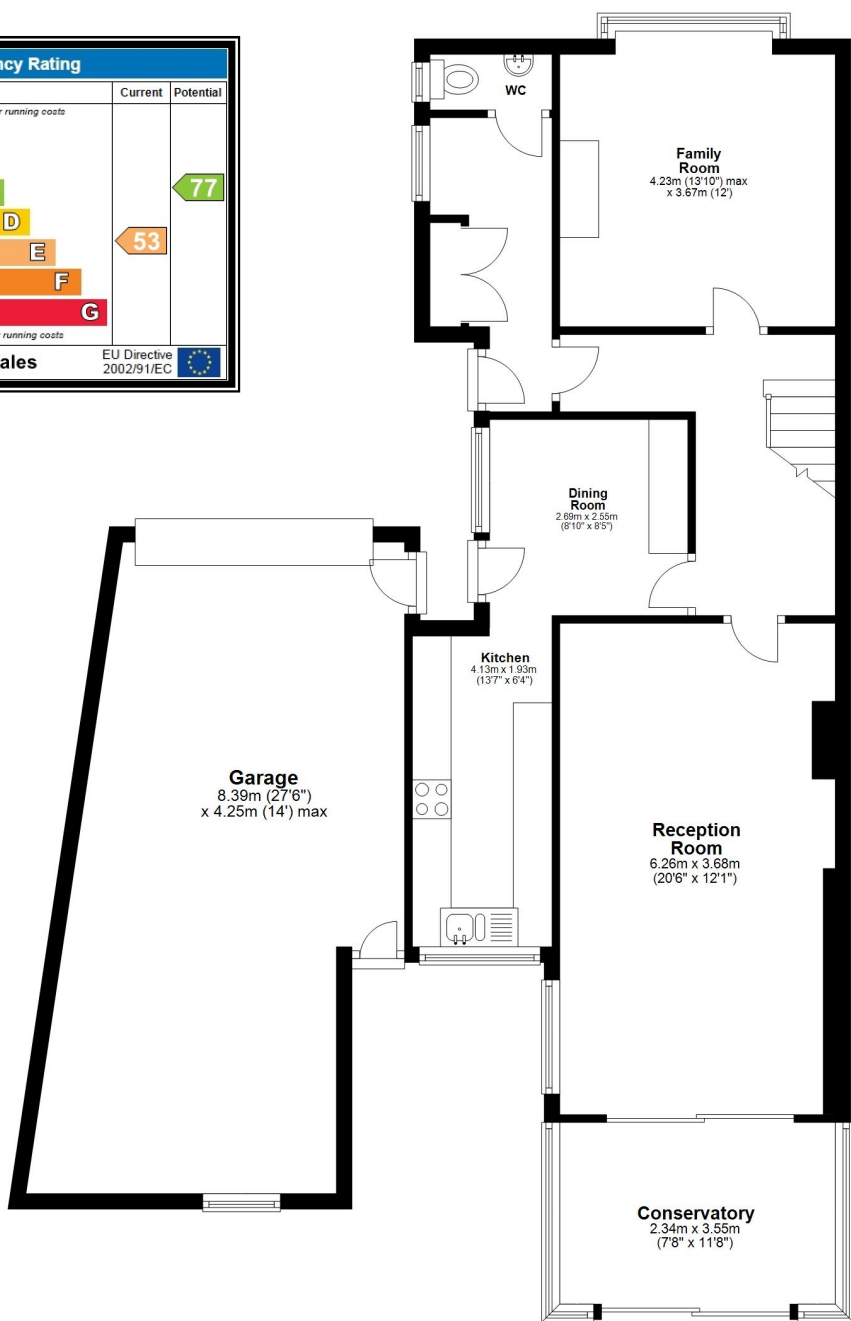
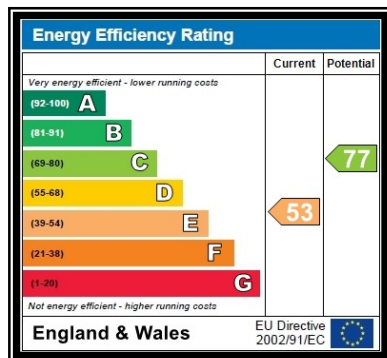
LOCAL AUTHORITY: Leicester City Council

TAX BAND: D





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36 Eastfield Road, Western Park, Leicester LE3 6FE

Total Approximate Gross Internal Floor Area = 1346 SQ FT / 125 SQ M

Measurements are approximate.

Not to scale.

For illustrative purposes only.



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Measurements and Other Information

All measurements are approximate. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

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