



Minors & Brady

49 Park View, Leicester

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49 Park View

Leicester

This spacious and extended four-bedroom detached family home occupies a sought-after position directly opposite Western Park, offering a generous amount of accommodation together with attractive views and excellent outdoor space. The property has been thoughtfully extended to create three separate reception areas, a well-equipped kitchen with adjoining utility room and four good-sized bedrooms, making it particularly well suited to modern family life.

With a substantial driveway, detached tandem garage, landscaped gardens and a fully insulated garden cabin, there is also plenty of useful space outside the main house.



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- Spacious and extended four bedroom detached family home occupying a sought after position directly opposite Western Park
- Generous and versatile accommodation with three separate reception spaces, providing excellent flexibility for family living, entertaining and home working
- Large lounge featuring a front facing bow window, fireplace and air conditioning, with an archway leading through to the separate dining room
- Bright dining room with tri fold doors opening into the conservatory, creating a sociable connection between the main reception areas
- Well equipped fitted kitchen with breakfast bar, integrated dishwasher, new electric double oven and five ring gas hob, complemented by a separate utility room
- Four good sized bedrooms arranged across the first floor, with bedroom one benefiting from air conditioning and a modern ensuite shower room
- Extensive landscaped gardens with mature shrubs, large patio areas and an insulated timber cabin with its own lighting and electricity, ideal for hobbies, home working or additional usable space
- Large driveway providing off road parking for several vehicles, with EV charging point and access through timber gates to a substantial detached tandem garage with power and lighting
- Desirable non estate location with attractive views over Western Park, excellent outdoor space and the added benefits of full gas central heating, UPVC double glazing and freehold tenure





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Location

Situated within a well-established residential area of Leicester, Park View is positioned directly alongside Western Park, providing easy access to extensive green open space, walking routes, sports facilities, and recreational areas. The surrounding area offers a range of everyday amenities including local shops, supermarkets, schools, and healthcare services, while Leicester city centre is within easy reach for a wider choice of shopping, dining, entertainment, and cultural attractions.

The location also benefits from good transport connections, with regular bus services nearby and Leicester railway station providing links to surrounding towns and cities. Western Park adds a particularly attractive element to the setting, with open parkland and established green spaces immediately nearby, while the wider city offers a good choice of leisure facilities and amenities.

Park View, Leicester

The property opens into a welcoming entrance hall, with stairs rising to the first floor and access to the main ground floor accommodation. The generous lounge is a particularly good reception space, with a large bow window overlooking the front, a fireplace and air conditioning.



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An archway leads through to the separate dining room, creating a natural connection between the two rooms while still allowing each space to be used independently.

The dining room provides a comfortable setting for family meals and entertaining, with tri fold doors opening into the conservatory. This bright additional reception space enjoys views over the rear garden and has French doors leading outside, making it a useful extension of the main living accommodation during the warmer months.

The fitted kitchen is positioned to the rear and offers a good range of modern units, work surfaces and a breakfast bar. There is an electric double oven, five ring gas hob and integrated dishwasher, together with space for additional appliances. A separate utility room provides further storage and workspace, along with access to the rear garden and housing for the Worcester combination boiler. A ground floor cloakroom completes this level.



Upstairs, four good sized bedrooms are arranged around the first floor landing. Bedroom one is a generous double with a front aspect, air conditioning and its own modern ensuite shower room with a walk in shower. Bedroom two also benefits from front and side aspects, while bedroom three has built in wardrobes and a rear outlook.

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Bedroom four provides further flexible accommodation and would work equally well as a bedroom, guest room or home office. The main family bathroom is fully tiled and fitted with a bath with shower over, wash hand basin and WC.

Outside, the property has a particularly generous frontage with lawn, established shrubs and gravelled areas, together with an extensive driveway providing off road parking for several vehicles. Timber gates lead through to additional parking and the substantial detached tandem garage, which benefits from power, lighting and a side personal door. An EV charging point is also provided.

The rear garden has been landscaped to provide a combination of patio and planted areas, with mature shrubs adding interest and privacy. A fully insulated timber cabin with its own lighting and electricity provides useful additional space and could be used as a home office, hobby room or garden retreat. There is also an external water tap and power socket.

Agents Notes

Freehold, connected to all main services.

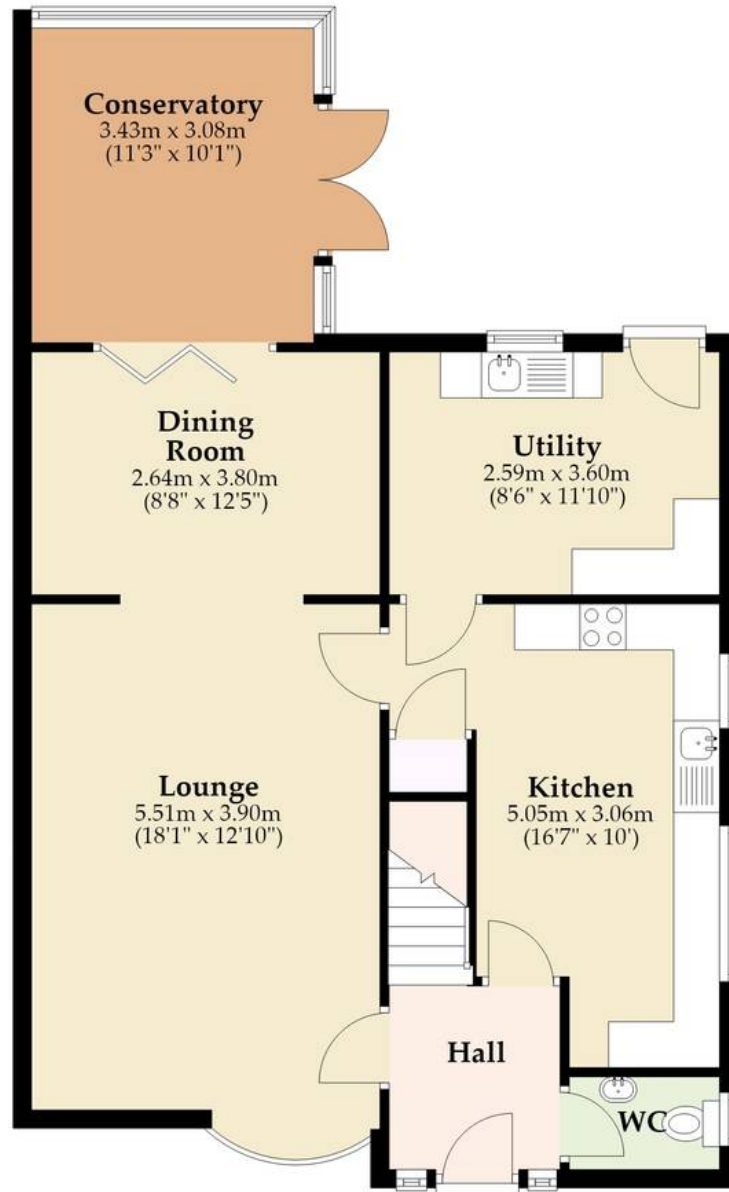
Council tax band - D



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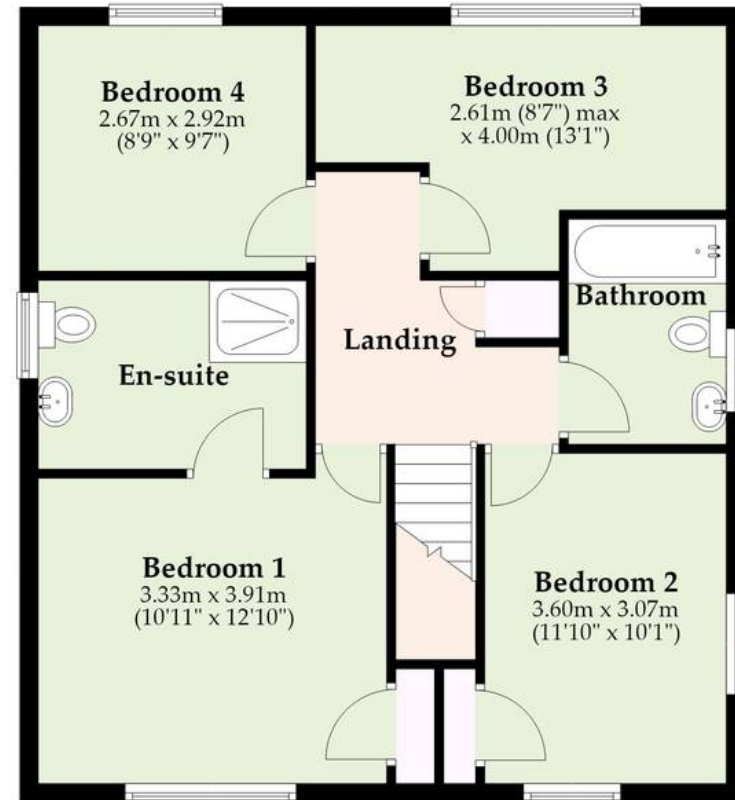
Ground Floor

Approx. 66.7 sq. metres (717.8 sq. feet)
(excluding Hall, WC)



First Floor

Approx. 41.4 sq. metres (445.2 sq. feet)
(excluding En-suite, Landing, Bathroom)



Total area: approx. 108.1 sq. metres (1163.0 sq. feet)

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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Plan produced using PlanUp.

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