



## Park Drive, Leicester Forest East, LE3 3FP

**£225,000**

Attractive two bedroom semi detached property which occupies a substantial plot that provides high degrees of privacy from the garden area. The property throughout has been modernised and is tastefully decorated with bright and spacious rooms across two floors. The property is quietly tucked away at the end of this established cul de sac with great access to nearby amenities.



# 110 Park Drive, Leicester Forest East, LE3 3FP

## ENTRANCE PORCH

Door through to entrance hall, double glazed windows

Laid to lawn, pathway to front door

## ENTRANCE HALL

Stairs to first floor, carpet flooring

## LIVING ROOM AREA 19'7" x 12'4" (5.99 x 3.76)

Double glazed window to front aspect, feature fireplace, carpet flooring



## DINING AREA 7'3" x 6'0" (2.21 x 1.85)

Double glazed French doors to rear gardens, carpet flooring

## KITCHEN AREA 13'3" x 7'6" (4.06 x 2.31)

Double glazed window to rear aspect, door to side, floor and wall units with work surfaces over, integrated and free standing appliances



## FIRST FLOOR LANDING

Loft access through integrated pull-down ladder, carpet flooring

## LOFT

The loft has been partially boarded, has substantial storage space



## BEDROOM ONE 9'10" x 12'4" (3.0 x 3.78)

Double glazed windows, carpet flooring

## BEDROOM TWO 9'5" x 7'10" (2.89 x 2.39)

Double glazed window, carpet flooring



## BATHROOM

Matching bathroom suite with tiled surrounds, frosted double glazed window

## REAR GARDENS

Substantial rear gardens with high degrees of privacy, patio seating areas, fully enclosed by fencing

## GARAGE

To the rear of the garden, used for storage



## FRONT GARDENS



