



Hardie Crescent, Leicester, LE3



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£300,000



Key Features

- Available With No Upward Chain
- Three Bedrooms
- Bay Fronted Semi Detached Home
- Two Reception Rooms
- Garden With Summer House
- Cul De Sac Location
- EPC rating D
- Freehold





CUL DE SAC LOCATION - Enjoying a family friendly cul de sac position in this popular residential location, this traditional bay fronted semi detached home is offered to the market with no upward chain and must be viewed in person to be fully appreciated. Featuring gas central heating and double glazed windows, the layout briefly comprises of an entrance hallway, two reception rooms and kitchen, with the first floor boasting three bedrooms and a re-fitted modern family shower room featuring a three piece suite. There is also a drop down ladder leading to the insulated loft space with two velux windows. The plot offers parking to the front with a split level decked and lawned garden to the rear. Just a short drive away from Fosse Shopping and Meridian Park and offering convenient access to the M1, M69 and A46, an early viewing is strongly recommended to avoid disappointment. EPC D.

Ground Floor

Entering through the front door, you step into the entrance hall presented with carpet flooring and offering a staircase rising to the first floor, access to a useful under stairs storage cupboard and doors to all of the downstairs accommodation. The primary reception room is positioned around a feature fireplace and enjoys an abundance of natural light provided by a circular bay window to the front elevation. The second reception is perfect for formal dining and features French doors which open out into the rear garden. Completing the downstairs is the kitchen fitted with a contemporary range of wall mounted and base units with complementary roll edge work surfaces over and tiled splashbacks. Features include an inset wash bowl and drainer unit with mixer tap, cooker point with fitted extractor hood above, concealed wall mounted boiler, space for dishwasher and fridge freezer. With a rear elevation window, spotlighting and wood effect flooring.

First Floor

Moving upstairs the property benefits from a traditional three-bedroom layout, with two double bedrooms, one single bedroom, and a contemporary re-fitted family shower room comprising a walk in shower, wash hand basin and WC, with complementary tiling. A hatch with a drop down ladder (accessed via the landing) leads to an insulated, decorated and transformed loft space with two velux windows and built in storage.

Outside

You are first greeted by gates which open to allow access to a paved driveway providing off road parking with a gravelled area to the side. Side gated access then leads to the rear where a split level garden can be found which enjoys the sun all day. Adjacent to the accommodation is decking, perfect for those occasion whens entertaining outside with steps leading down to a lawn area. There is fencing to boundaries along with a summer house and shed, both benefiting from power. The summer house features phone sockets & full electrics for use as an office.

Tenure & Council Tax

We understand the property to be freehold with vacant possession upon completion. Blaby District Council - Tax Band B. Please be advised that when a property is sold, local authorities reserve the right to re-calculate the council tax band.

Viewing Arrangements

Viewings are strictly by appointment only.

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Making an Offer

In line with current money laundering regulations, prospective buyers will be asked to provide us with photo I.D. (e.g. Passport, driving licence, bus pass etc) and proof of address (e.g. Current utility bill, bank statement etc). You will also be asked to provide us with proof of how you will be funding your purchase. Please note that when making an offer, if you are taking out a mortgage, you will also be asked to have a no obligation chat with our 'in branch' mortgage adviser to confirm your affordability. We ask for your cooperation in this matter as this information will be required before a sale can be agreed.

Agents Note

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. All photographs, measurements (width x length), floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. All services and appliances have not and will not be tested by Newton Fallowell. Lease details, service ground rent are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property. We retain the copyright.



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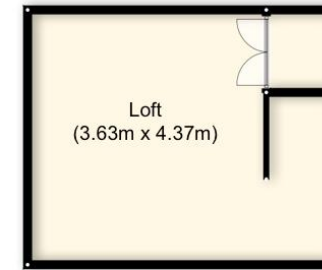
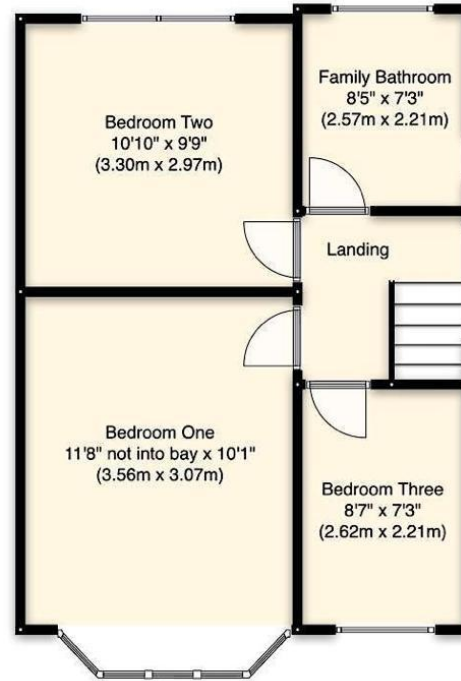
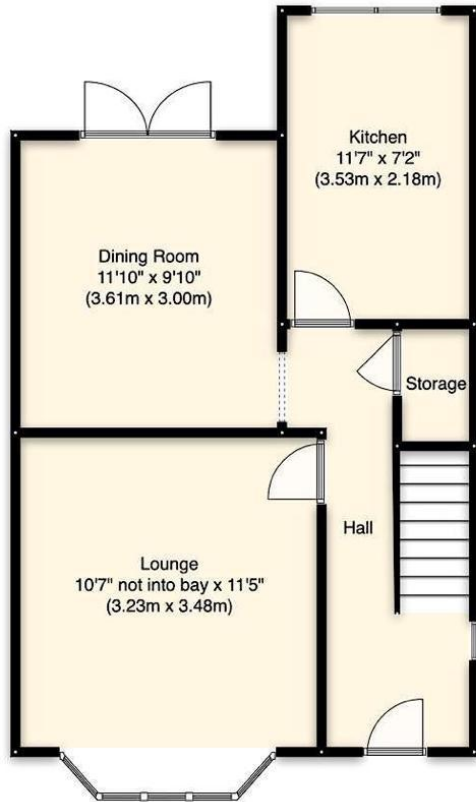
referral fee should you use their services. If you require more information regarding our referral programmes, please ask at our office.

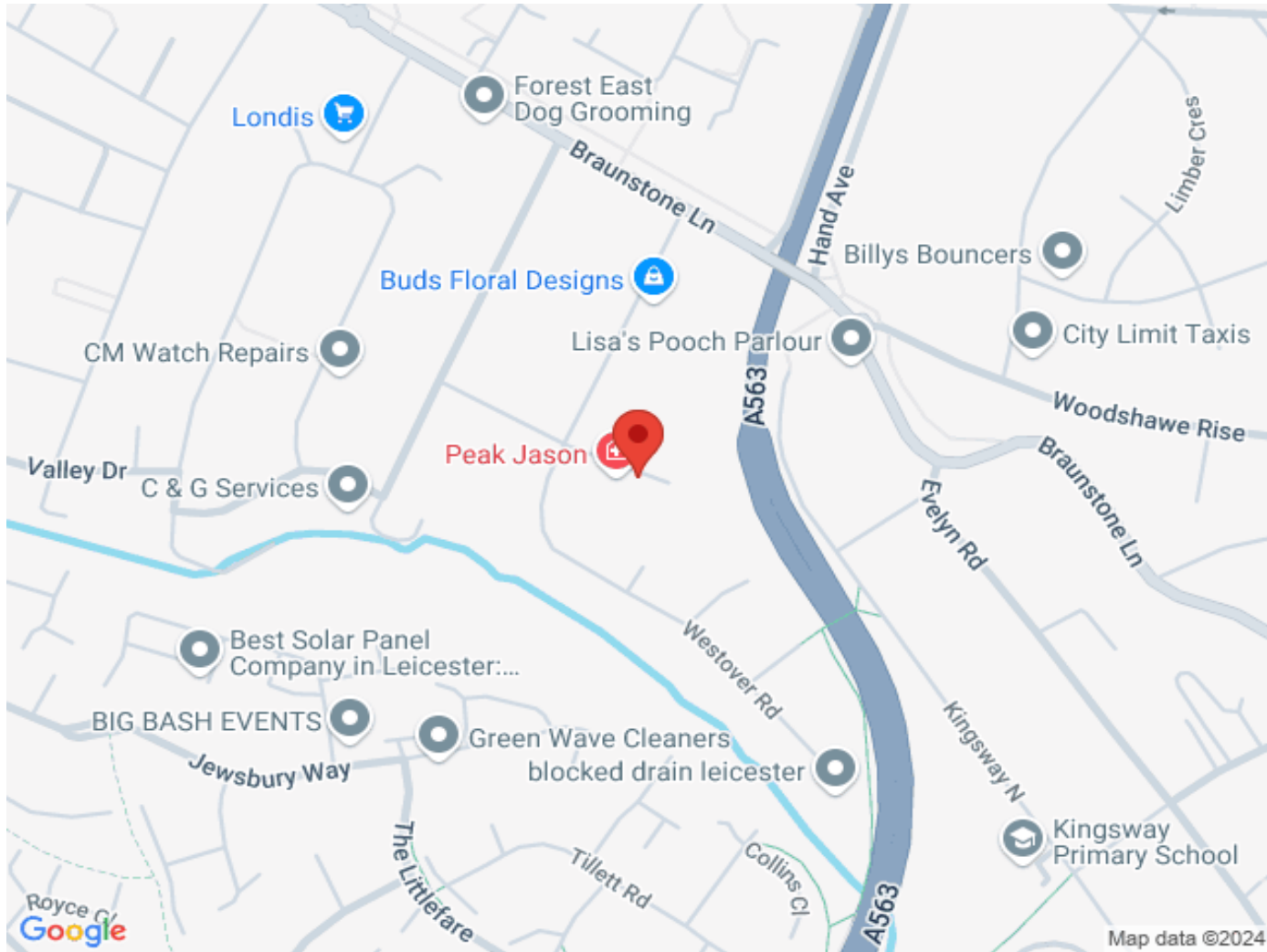
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