



Teal Close, Leicester Forest East,
LE3



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£334,950



Key Features

- Four Bedroom (Main Bedroom With En-suite)
- Extended End Town House
- Peaceful Cul De Sac Location
- Ample Off Road Parking
- Utility Room & Ground Floor WC
- Popular Residential Location
- EPC rating U
- Freehold





NO UPWARD CHAIN - Extended to the side elevation, this four bedroom property occupies a peaceful cul de sac position in this highly popular location, perfect for growing families due being within walking distance to local schooling. The gas centrally heated and double glazed accommodation includes an entrance hall, lounge through to the dining room, utility room, WC, breakfast kitchen and conservatory extension, with the first floor offering four bedrooms (main bedroom with en-suite) and a modern shower room. Conveniently located for easy access to the M1, A46 and M69, the particularly private plot offers parking to the front with an enclosed garden at the rear. An internal inspection is essential to fully appreciate the accommodation on offer.

Ground Floor

Upon entry to the accommodation, you step into the entrance hall with a staircase rising to the first floor and an internal door leading to the lounge enjoying light provided by a walk in bay window to the front elevation. With contemporary flooring and open access through to the formal dining room, perfect for those occasions when entertaining. There is also access to a utility room offering storage and space for two appliances with a wall mounted Worcester boiler (Fitted 2023) and doors to the ground floor WC and rear garden. The breakfast kitchen enjoys a range of wall mounted and base units with complementary work surfaces, matching splashbacks, built in oven, hob with hood, sink and drainer and space for fridge freezer. With a useful storage cupboard extending under the stairs and a door leading to the conservatory extension, a fabulous addition to the property providing extra downstairs living space.

First Floor

Upstairs you will find four bedrooms, the main bedroom enjoying the use of built in wardrobes and having access to it's own en-suite shower room fitted with a modern three piece suite. A contemporary fitted family

shower room completes the first floor, comprising a shower enclosure, wash hand basin and WC, with complementary tiling. Another added benefit is the boarded loft space with two velux windows, drop down ladder, light and power.

Outside

Occupying a tucked away peaceful cul de sac position, the plot firstly offers a driveway to the front providing ample off road parking. The rear garden is mainly laid to lawn with a variety of plants and shrubbery, fencing and a patio area adjacent to the accommodation perfect for outdoor sitting and entertaining.

Tenure & Council Tax

We understand the property to be freehold with vacant possession upon completion. Blaby District Council - Tax Band C. 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.

Need Independent Mortgage Advice?

We are pleased to introduce the Mortgage Advice Bureau, who works with Newton Fallowell Estate Agents to provide our customers with expert mortgage advice. They have access to thousands of mortgages, including exclusive deals not available on the high street. Their advice is tailored to your circumstances, whether you're looking to take your first steps on the property ladder, moving home, or even investing in a buy-to-let property. They can help find the right mortgage for you and support your application every step of the way. To speak with our expert 'in branch' adviser, please contact our office.

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

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Free Property Valuations

If you have a house to sell then we would love to provide you with a free no obligation valuation.









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