



Wardens Walk, Leicester Forest
East, LE3



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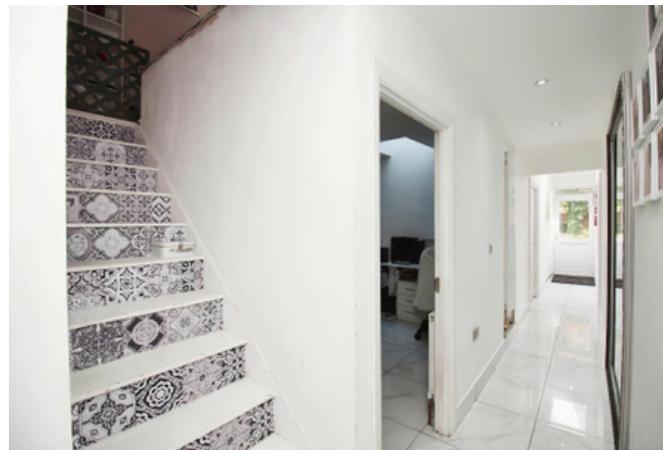
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£400,000



Key Features

- Four Double Bedrooms & Two En-suite Shower Rooms
- Detached Bungalow With Further Potential For Extension/Loft Conversion
- Larger Than Normal Plot
- Within Walking Distance to Local Schooling & Amenities
- Perfect For Growing Families
- Popular Residential Location
- EPC rating D
- Freehold





IMPROVED & EXTENDED! - Newton Fallowell are proud to present to the market this extended four double bedroom detached bungalow conveniently situated in the sought-after area of Leicester Forest East within walking distance to Fossebrook Primary School and amenities, perfect for growing families and must be viewed in person to be fully appreciated. Benefiting from gas central heating and double glazing, the layout includes an entrance hallway, light and airy lounge diner, kitchen, further kitchen/utility area with access to a guest WC, two double bedrooms with modern en-suite shower rooms, two further double bedrooms and a bathroom. Stairs rise to the loft room which could be potentially converted into a fifth bedroom with plumbing already in place for a shower room. Occupying a larger than normal plot with off road parking and front and rear gardens.

Accommodation

Front entrance door opens into the:

Entrance Hallway

Giving access to the majority of the accommodation, with spotlighting, velux window and tiled flooring.

Lounge Diner

Affording space for both formal dining and comfortable sitting, the larger than normal reception room enjoys an abundance of natural light provided by windows to the front and side elevations. With tiled flooring and two contemporary column radiators.

Kitchen

The kitchen has a window to the front elevation, range of base and wall units having work surfaces over, stainless steel sink and drainer with mixer tap, plumbing for washing machine, four ring gas hob with tiled splashbacks and extractor above, inset double oven, tiled floor, wall mounted boiler, and access to the

side leading into the:

Second Kitchen/Utility Area

Providing further storage and space for appliances, with a hob with fitted hood, door to the garden and access to a guest WC.

Bedroom One & En-suite

A double room presented with tiled flooring and offering a double glazed rear elevation window, central heating radiator and access to a walk in robe area & en-suite fitted comprising a walk in shower, wash hand basin and WC, with complementary tiling.

Bedroom Two & En-suite

A second double room offering tiled flooring, double glazed window to the rear elevation, central heating radiator and a door leading to an ensuite fitted with a modern three piece suite comprising a shower enclosure, wash hand basin and WC, with a bluetooth mirror.

Bedroom Three

With a skylight, carpet flooring and open access through to the fourth bedroom. There is the potential to create a hallway.

Bedroom Four

With a window to the rear elevation, carpet flooring and radiator.

Bathroom

The bathroom benefits from a four piece suite comprising built-in vanity unit with wash hand basin, step in double shower unit with sliding glass door, panelled bath, WC, part tiled walls, and window to the side elevation.

Loft Space / Potential Master Bedroom Suite

A staircase rises to a landing area which serves access to the fully boarded loft space currently being utilised as storage but boasts incredible potential for conversion subject to necessary consent. There is also the plumbing in place for a potential shower room.





Outside

To the front of the property is a driveway providing off road parking, and lawned frontage with pathway. To the rear is a particularly private rear garden.

Tenure & Council Tax

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

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 firm's employment has the authority to make or give any representation or warranty in respect of the property. We retain the copyright.

Referrals

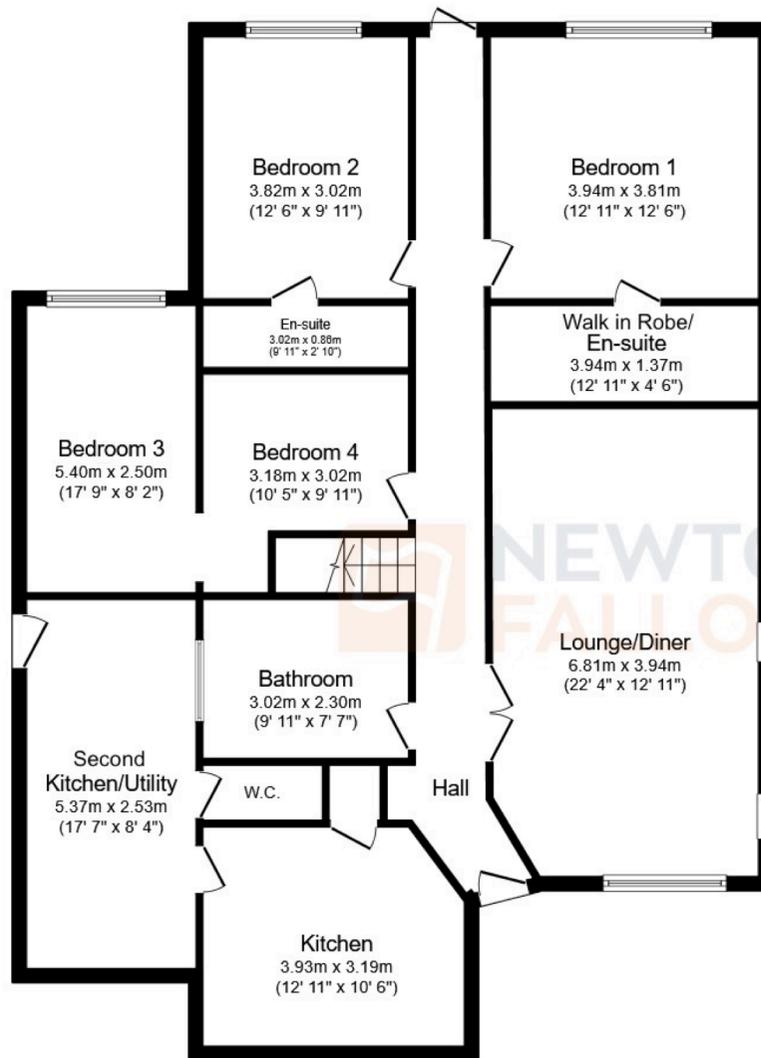
Newton Fallowell and our partners provide a range of services to our vendors and purchasers, although you are free to choose an alternative provider. We can refer you to Benjamin York at Chamelo to help with finances, we may receive a referral fee if you take out a mortgage through him. If you require a solicitor to handle your sale or purchase, we can refer you on to a panel of preferred providers and we will receive a referral fee should you decide to use them to sell or purchase a property. We can also refer you to a surveyor and energy assessor and we will receive a referral fee should you use their services. If you require more information regarding our referral programmes, please ask at our office.

Free Property Valuations

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







Ground Floor

Floor area 134.4 m² (1,446 sq.ft.)



First Floor

Floor area 41.4 m² (446 sq.ft.)

TOTAL: 175.8 m² (1,892 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

