



Penhale Road, Braunstone Town,  
LE3



4



1



2



£350,000



## Key Features

- Four Bedroom Semi Detached Home
- Larger Than Normal Corner Plot With Huge Potential
- In Need of Modernisation
- Available With No Upward Chain
- Driveway & Garage
- Popular Residential Location
- EPC rating TBC
- Freehold







**SUBSTANTIAL CORNER PLOT!** - Offered to the market with no upward chain, this extended four-bedroom semi detached home enjoys a larger than average plot boasting the potential for extension and renovation subject to necessary consent and would make an ideal home for growing families. The gas centrally heated and double glazed accommodation includes an entrance porch and hall, lounge through to the study area, kitchen, formal dining room, conservatory and rear lobby. The first floor gives access to four practical bedrooms and a bathroom. The plot enjoys parking to the front giving access to the garage, with gated access to a lawned garden. The property is well placed for access to the M1/M69 motorways and A46 and is within close proximity to the local schools, Meridian Business Park, Meridian Leisure Park and Fosse Park Shopping. A viewing is strongly recommended to avoid disappointment.

### Accommodation

A front door opens outwards to provide access into the:

### Entrance Porch

A door opens into the:

### Entrance Hallway

Presented with carpet flooring, the entrance hallway gives access to some of the downstairs accommodation with a staircase rising to the first floor, central heating radiator and useful store.

### Lounge

Positioned around a feature open fire, the primary living space is flooded with an abundance of natural light provided by dual aspect glazing. With a central heating radiator, carpet flooring and open access through to the:

### Study Area/Playroom

With a double glazed window, carpet flooring, central heating radiator and serving hatch to the kitchen.

### Kitchen

Fitted with a range of wall mounted and base units with complementary roll edge work surfaces over and tiled splashbacks. Features include an inset sink and drainer with mixer tap and space for a cooker, washing machine and fridge. There is also a useful pantry and open access through to a lobby area.

### Dining Room

Perfect for formal dining, there is a window overlooking the front garden, carpet flooring, central heating radiator and sliding doors leading to the:

### Conservatory

A fantastic addition to the accommodation providing extra downstairs living space, with tiled flooring, radiator, light and power.

### Rear Lobby

Providing useful storage and a door leading to the rear garden.

### First Floor Landing

Giving access to the bedrooms and bathroom, with carpet flooring and a hatch to the insulated loft space.

### Bedroom One

Created by an extension to the side, bedroom one is a double and enjoys the use of built in wardrobes. With carpet flooring, central heating radiator and a window to the front.

### Bedroom Two

A second double room featuring a range of built in wardrobes, with carpet flooring, central heating radiator and a window overlooking the open green space to the front.

### Bedroom Three

A third double room flooded with an abundance of natural light provided by two windows, with carpet









flooring and a central heating radiator.

### Bedroom Four

A practical fourth bedroom offering a window, built in storage, carpet flooring and a central heating radiator.

### Family Bathroom

Fitted with a three piece suite comprising a corner bath with shower over, pedestal wash hand basin and WC, with complementary tiling and a window.

### Outside

A particular selling feature of the accommodation is the unique corner plot boasting incredible potential for extension and features a driveway providing off road parking and giving access to the garage. Gated access leads to a lawned rear garden featuring a patio area providing the perfect space for outdoor entertaining as well as areas of lawn. There is also a shed and a door to the garage measuring 4.74m x 2.47m.

### 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

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.

### Referrals

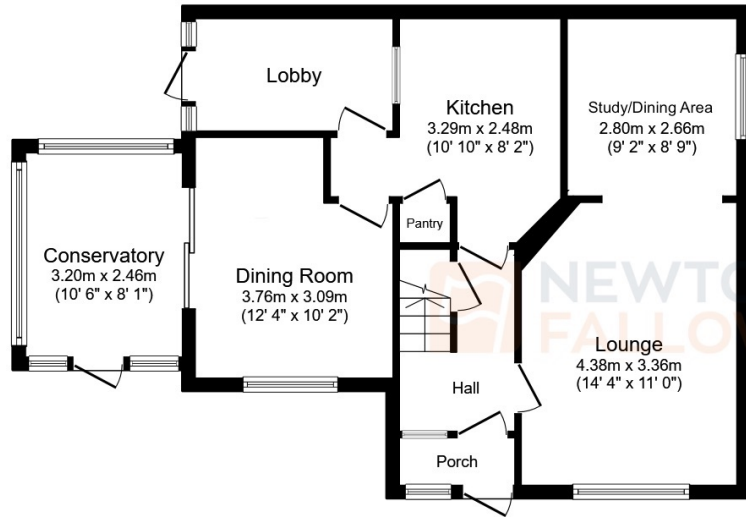
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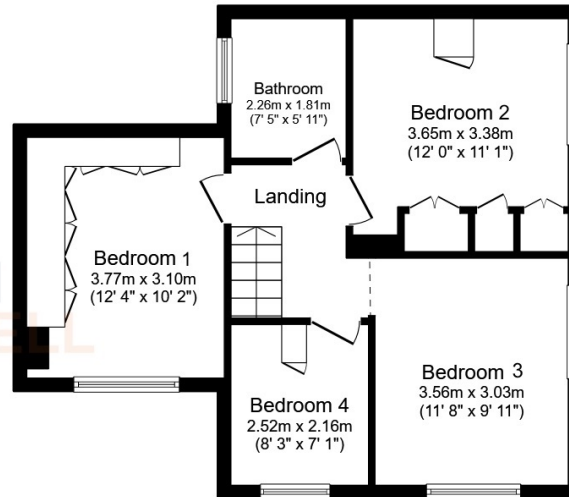






## Ground Floor

Floor area 65.2 m<sup>2</sup> (702 sq.ft.)



## First Floor

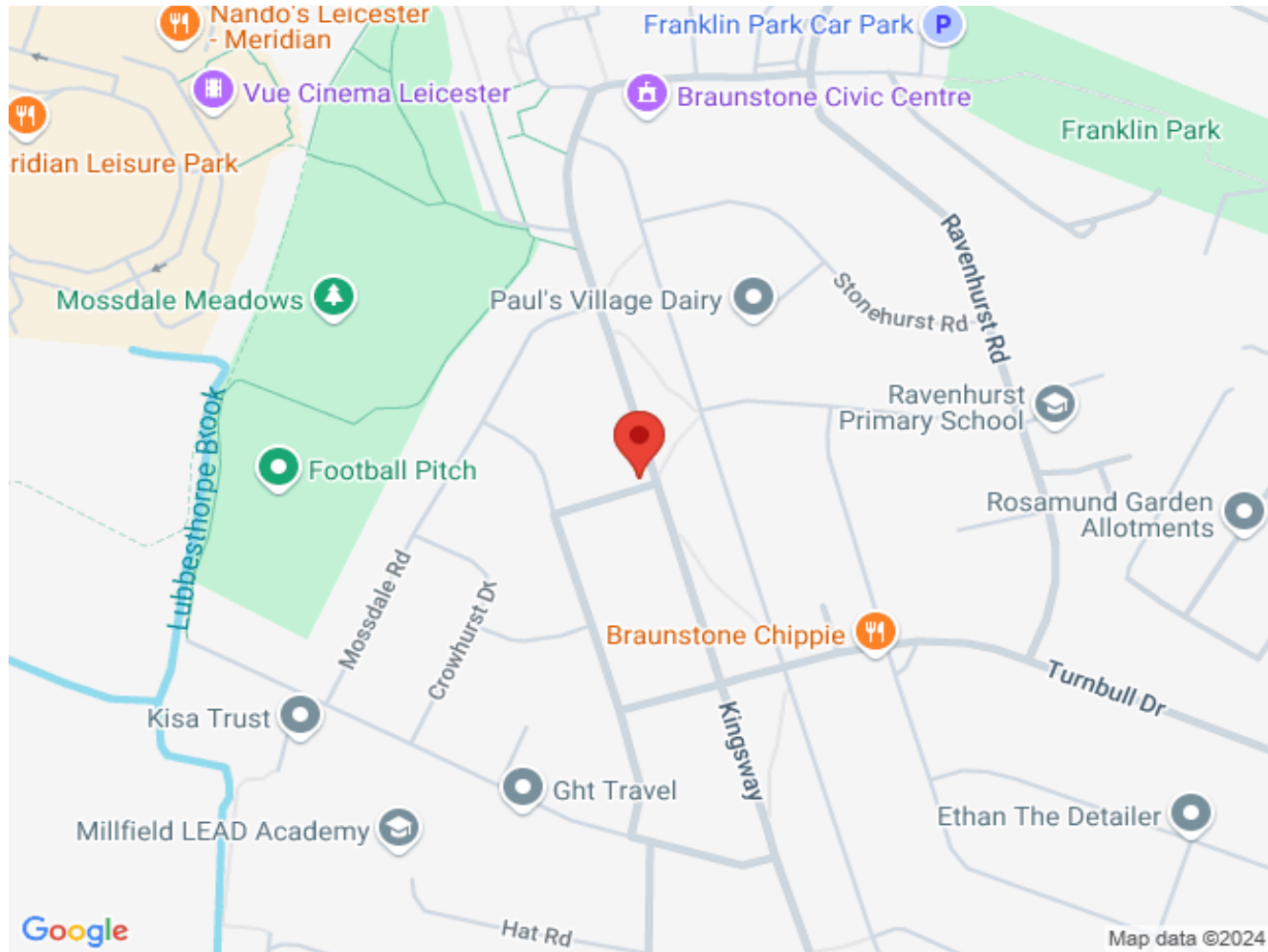
Floor area 50.7 m<sup>2</sup> (546 sq.ft.)

**TOTAL: 115.9 m<sup>2</sup> (1,248 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](http://www.Propertybox.io)







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