



West Street, Enderby, LE19



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Offers over £200,000



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### Key Features

- Three Bedroom Traditional Mid Terrace
- Particularly Private Larger Than Normal Garden
- Available With No Upward Chain
- Kitchen & Utility Room
- Popular Village Location
- New Carpets Throughout
- EPC rating C
- Freehold





PERFECT FIRST BUY! - Available with no upward chain and perfect for those in search of a buy to let investment or their first home, fall in love with this three bedroom traditional terrace occupying a convenient position in the popular village of Enderby and must be viewed in person to fully appreciate the potential. Benefiting from gas central heating and replaced carpets throughout, the layout includes two reception rooms, kitchen utility and bathroom. Upstairs you will find three bedrooms. To the rear is a larger than normal garden not overlooked from beyond. Situated for easy access to the motorway network, Fosse Shopping Park and Meridian Leisure Park, outside there is a low maintenance rear garden ideal for outdoor entertaining.



### Ground Floor

Upon entry to the accommodation you step into the primary reception room presented with wood effect flooring and positioned around a feature fireplace. There is also access to a useful storage cupboard, meter cupboard, characterful coving and a wooden door leading through to the second reception room featuring a window to the rear and concealed staircase to the first floor. The kitchen is fitted with a range of wall mounted and base units with complementary roll edge work surfaces over and tiled splashbacks. Features include an inset 1.5 sink and drainer with mixer tap, built in double oven, four ring gas hob with hood above and space for two appliances. Open access leads through to the utility area offering a wall mounted boiler, side access door and plumbing for washing machine. Completing the ground floor is the bathroom fitted with a three piece suite comprising a bath with shower over, pedestal wash hand basin and wc, with complementary tiling.



### First Floor

Stairs rise to the first floor landing which serves access to three bedrooms, all benefiting from replaced carpets (2024).

### Outside

A particular focal point of the property is the private larger than normal rear garden consisting of both lawned and gravelled areas. There is also a gate to a shared pathway which provides a route to the front of the property.

### Tenure & Council Tax

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





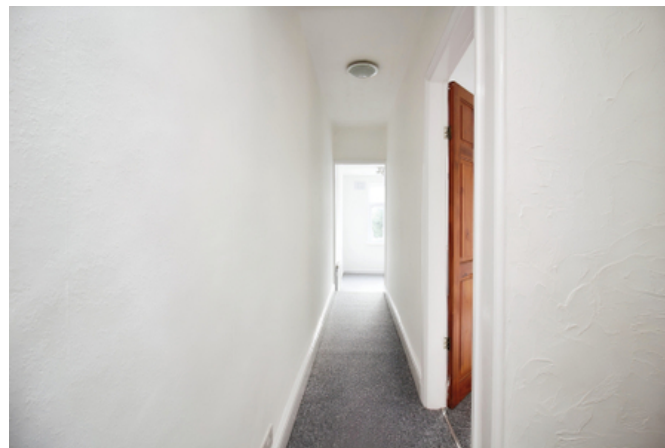
set out as a general outline only for guidance and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements of representation of fact, but must satisfy themselves by inspection 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.

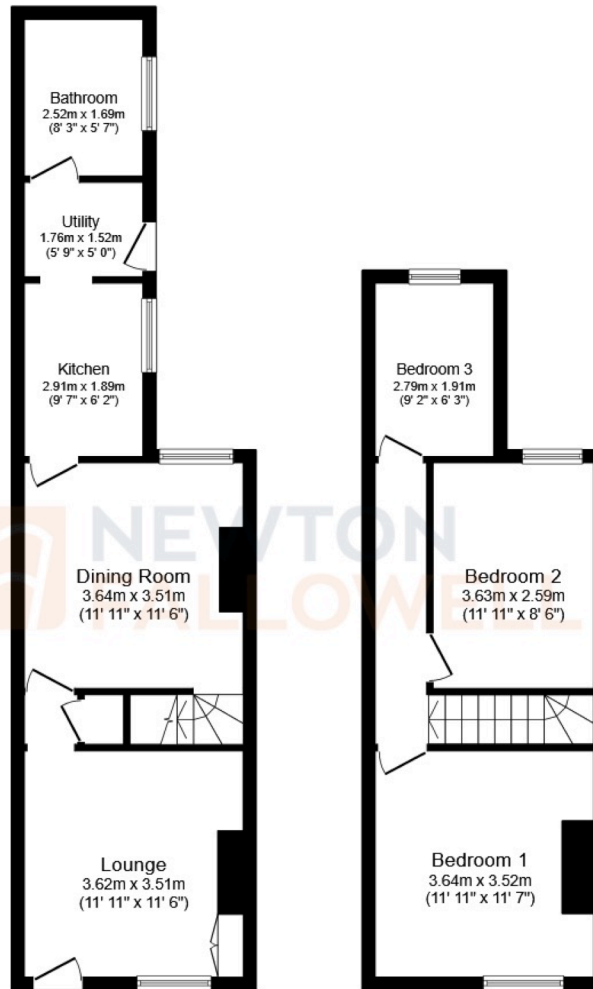
### Free Property Valuations

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









### Ground Floor

Floor area 42.7  
sq.m. (460 sq.ft.)

### First Floor

Floor area 34.6  
sq.m. (373 sq.ft.)

**TOTAL: 77.4 sq.m. (833 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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