



Percy Street, Leicester, LE3

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£375,000



Key Features

- Four/Five Double Bedrooms
- Semi Detached Dormer Bungalow
- Open Plan Living Kitchen Diner
- Bedroom With Dressing Room & En-suite Bathroom
- Convenient & Popular Residential Location
- Enclosed Rear Garden With Brick Outbuilding
- EPC rating TBC





DREAM 35FT OPEN PLAN LIVING KITCHEN DINER! – Perfect for growing families, walk in and be surprised by this four/five bedroom semi detached dormer bungalow situated within walking distance to amenities as well as being well placed for access to major road networks including M1/M69, everyday amenities in the local Fosse Shopping Park and access to Leicester City Centre. The gas centrally heated and double glazed accommodation includes an entrance hall, reception room/potential fifth bedroom, open plan living kitchen diner, two double bedrooms and a modern shower room. Upstairs you will find two further double bedrooms and separate contemporary WC (the main bedroom also enjoying the use of a walk in dressing room and en-suite shower room). Externally the bungalow boasts parking to the front with a fully enclosed garden to the rear. An internal inspection is essential to truly appreciate the accommodation on offer.

Accommodation

Front entrance door opens into the:

Entrance Hallway

The I-shaped entrance hallway gives access to all of the downstairs accommodation, with wood flooring, central heating radiator, built in cupboard and spotlighting.

Reception Room/Bedroom

Ideal for use as a sitting room or double bedroom, there is carpet flooring, central heating radiator and bay window overlooking the front elevation. A door leads through to the:

Open Plan Living Kitchen Diner

The heart of the home, a particular selling feature of the accommodation is the open plan living space

consisting of a kitchen, comfortable sitting areas and space for formal dining. Enlarged by an extension to the rear, this area of the home is perfect for families and those occasions when entertaining. The kitchen area is fitted with a contemporary range of wall mounted and base units with complementary work surfaces over. Features include an inset 1.5 sink and drainer with mixer tap, gas hob with fitted extractor hood above, built in double oven, space for fridge freezer and under counter further appliances. With wood effect flooring, central heating radiators, spotlighting, useful storage cupboard, door to the front, dual aspect glazing and French doors opening out into the rear garden. A staircase rises to the upstairs bedrooms.

Bedroom Two

A larger than normal double room offering a window to the rear elevation, rear access door, central heating radiator and carpet flooring.

Bedroom Four

Another double room enjoying the use of built in wardrobes and drawers, with carpet flooring, central heating radiator and a window to the front elevation.

Shower Room

Fitted with a modern three piece suite comprising a walk in shower, pedestal wash hand basin and WC, with complementary tiled surrounds, sensor lighting and extractor fan.

Upstairs Landing

Giving access to two double bedrooms and a contemporary fitted WC.

Bedroom One

A larger than normal double bedroom presented with carpet flooring and offering a window to the rear elevation. With a central heating radiator, built in wardrobes and open access through to the:

Walk in Dressing Room

With carpet flooring, useful storage in the eaves and a door leading to the:





En-suite Bathroom

Fitted with a modern three piece suite comprising a bath with shower over and screen, pedestal wash hand basin and WC, with complementary tiled surrounds. With an extractor fan, central heating radiator and velux window.

Bedroom Three

A fourth double room offering a window to the rear elevation, built in wardrobes, carpet flooring and a central heating radiator.

Outside

The plot offers a driveway to the front providing off road parking. To the rear is a fully enclosed garden not overlooked from beyond, with fencing to boundaries, lawn area and brick built outbuilding providing useful storage. There is also a patio area adjacent to the accommodation perfect for outdoor entertaining and sitting.

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

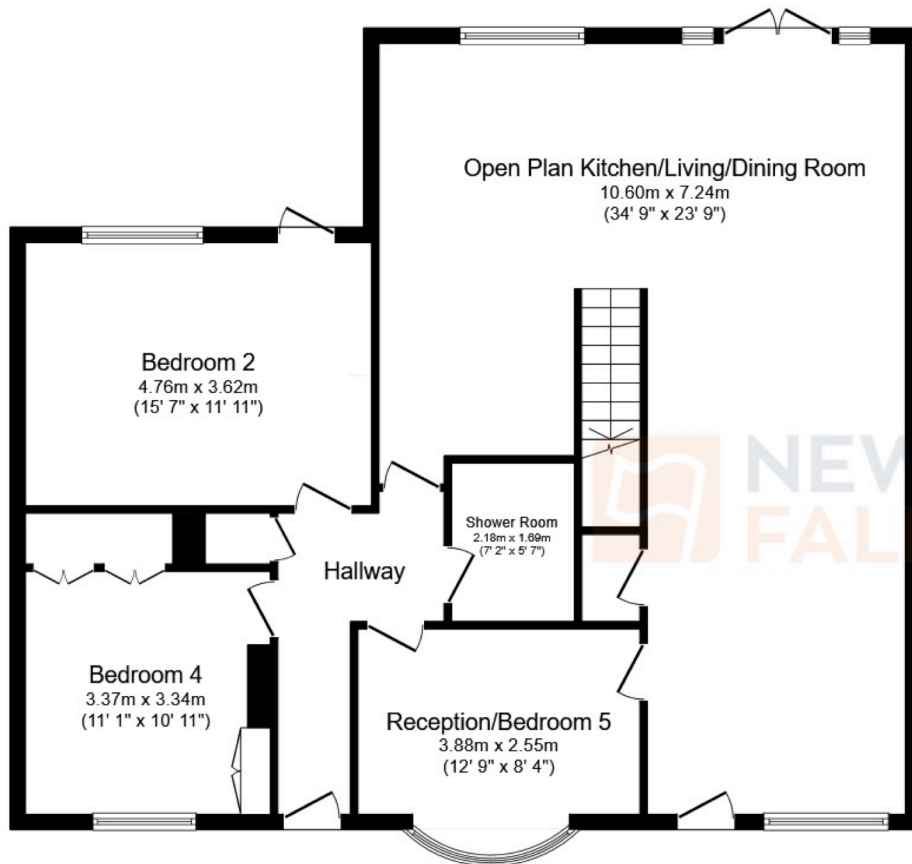
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Referrals

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.

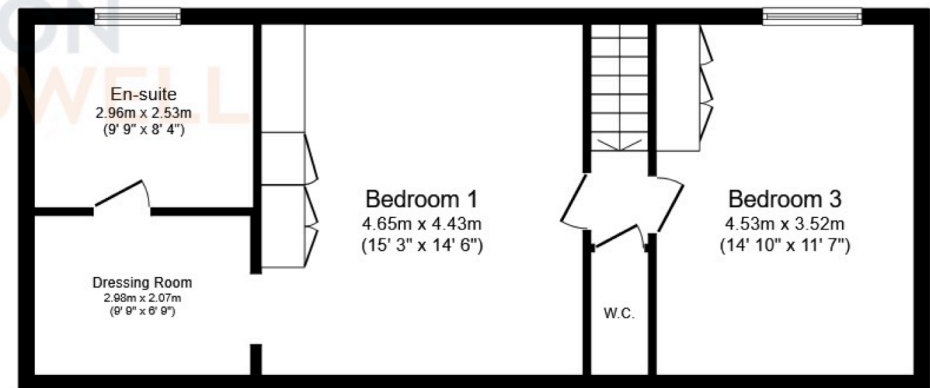






Ground Floor

Floor area 115.9 m² (1,247 sq.ft.)



First Floor

Floor area 58.4 m² (629 sq.ft.)

TOTAL: 174.3 m² (1,876 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

