



The Chase, Braunstone Town, LE3



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Offers over £325,000

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## Key Features

- Three Well Proportioned Bedrooms
- Traditional Semi Detached Home
- Extended Larger Than Normal Garage
- Prominent Corner Position
- Ground Floor WC
- Upgraded Central Heating Boiler (Fitted Dec 2022)
- EPC rating D
- Freehold





**EXTENDED FAMILY HOME!** - A perfect option for growing families or first time buyers in search of a traditional semi detached home, this extended three bedroom property is situated in a popular residential location, just a short walk away from local schooling. Benefiting from an upgraded central heating boiler fitted in December 2022, the accommodation includes an entrance porch, light and airy lounge diner with bay, fitted kitchen, larger than normal garage and downstairs WC, with the first floor offering three bedrooms all with built in wardrobes, family shower room and access to boarded loft space with a ladder. Outside there is off road parking giving access to an attached garage with a fully enclosed garden at the rear. Conveniently positioned for access to the motorway network and the amenities on offer at Fosse Park Shopping and Meridian, an early viewing is strongly recommended to avoid disappointment.

### Ground Floor

Upon entry to the accommodation you step into the entrance porch with a further door opening into a light and airy reception room offering ample space for both formal dining and comfortable sitting. With two feature gas fireplaces, carpet flooring, staircase rising to the first floor and a walk in bay window to the front elevation as well as French doors to the garden allowing ample natural light to flood the room. A folding door leads to the kitchen fitted with a range of wall and base units with complementary roll edge work surfaces, tiled splash backs, sink unit with drainer, cooker point, plumbing for washing machine. A particular selling feature of the accommodation is the larger than normal extended garage boasting an electric door to the front, built in units with roll edge work surfaces and hatch to useful loft space. Completing the downstairs is the rear lobby and ground floor WC fitted with a modern two piece suite.



### First Floor

Moving up to the first floor, you'll find ample landing space, with two double bedrooms and a further single bedroom all with built in wardrobes, and a family shower room fitted with a modern three piece suite comprising a shower cubicle, wash hand basin and WC, with complementary tiled surrounds. There is also access to the loft space with a drop down ladder, boarding and light.

### Outside

Occupying a prime residential location, to the front of the property is a walled frontage, block paved driveway providing ample off road parking and leading to the larger than average garage. The rear garden is accessed through the garage and inner lobby, it is enclosed with fenced boundaries, patio area perfect for outdoor entertaining, lawned area, gravelled path leading to garden shed. There is also an outside socket and water tap to the rear with security lighting to the front and rear of the property.

### Tenure & Council Tax

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

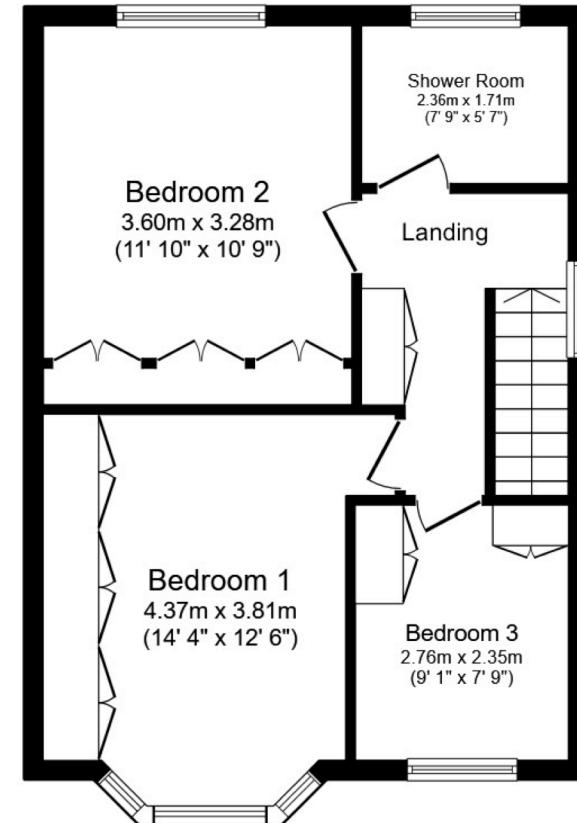
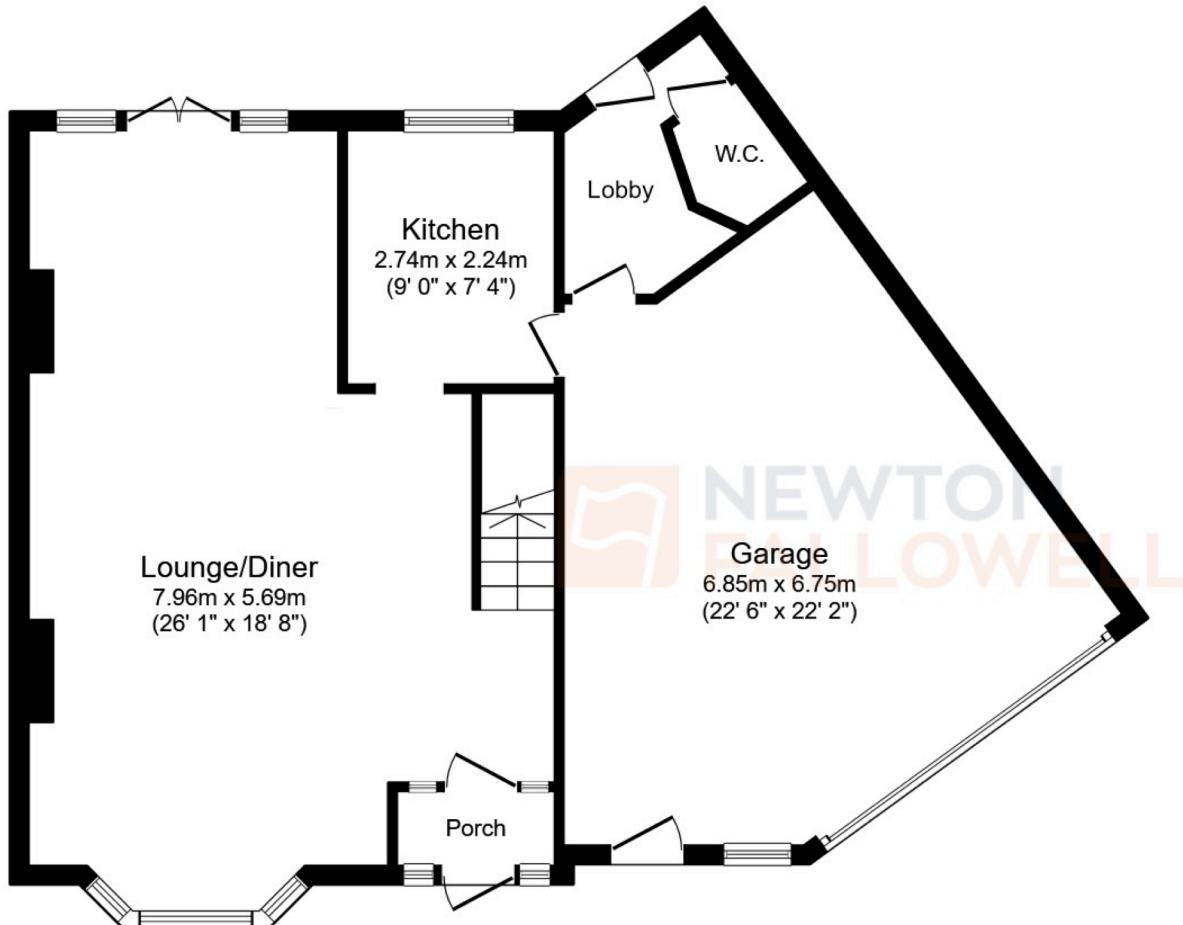
Newton Fallowell and our partners provide a range of services to our vendors and purchasers, although you are free to choose an alternative provider. We can refer you to Benjamin York at Chamelo to help with finances, we may receive a referral fee if you take out a mortgage through him. If you require 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.

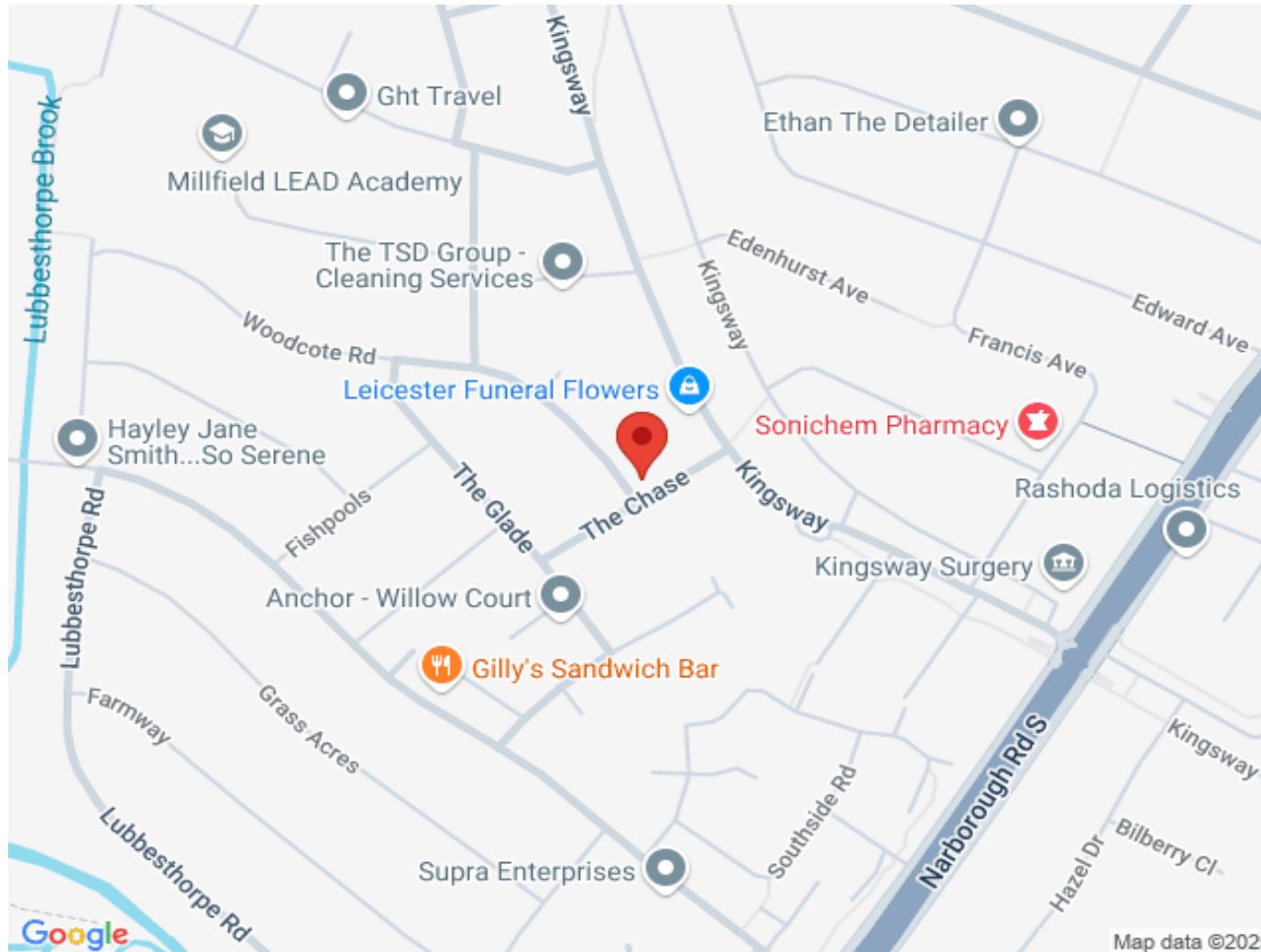






**TOTAL: 126.3 m<sup>2</sup> (1,360 sq.ft.)**

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)



0116 366 5666

[lfe@newtonfallowell.co.uk](mailto:lfe@newtonfallowell.co.uk)

