



Belton Road, Braunstone Town, LE3



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£220,000



Key Features

- Two Bedroom End of Terrace House
- Larger Than Normal Plot
- Upgraded Central Heating Boiler (Fitted 2021)
- Driveway Ample For Parking & Garage
- Conveniently Located For Access to Major Road Links
- Replaced Windows & Doors
- EPC rating E
- Freehold





LARGER THAN NORMAL PLOT! - Enjoying a larger than average garden to the rear with the potential for extension subject to necessary consent, this traditional two bedroom end of terrace home would make a fantastic starter home being conveniently positioned for major road links. Benefiting from an upgraded central heating boiler fitted in 2021 and replaced double glazing, the well proportioned layout includes an entrance hall, lounge with bay, full width kitchen, with the first floor offering two bedrooms and a bathroom. The aforementioned plot also offers parking for multiple cars as well as a detached garage. An internal inspection is essential to fully appreciate the accommodation on offer.

Ground Floor

Upon entry to the accommodation you step into the entrance lobby featuring a staircase rising to the first floor with a useful hidden storage area perfect for shoes. An oak veneer door opens into the reception room flooded with an abundance of natural light provided by a walk in bay window to the front elevation. With wood effect flooring and an oak veneer door leading through to the kitchen fitted with a range of wall and base units, one and a half bowl sink drainer, work surfaces with tiling to splashbacks, built-in oven and grill with gas hob and cooker hood and plumbing for washing machine. With wood flooring, pantry and central heating boiler (Fitted in 2021).

First Floor

Moving upstairs you will find two bedrooms, one of which is a comfortable double and enjoys the use of a built in wardrobe. Completing the first floor is the bathroom fitted with a three piece suite comprising bath with shower over and screen, wash hand basin with storage beneath and WC, with a heated towel rail and complementary tiling.

Outside

A particular selling feature of the accommodation is

the larger than normal set back plot firstly beginning with a driveway providing off road parking. Gates open to further driveway space as well as a detached garage boasting light and power and measuring 5.45m x 2.63m. The rear garden features a paved area adjacent to the accommodation ideal for outdoor sitting and entertaining. With an outside WC, lawn area and a variety of plants, shrubbery and trees. There is also scope for extending subject to the necessary planning consent.

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 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.

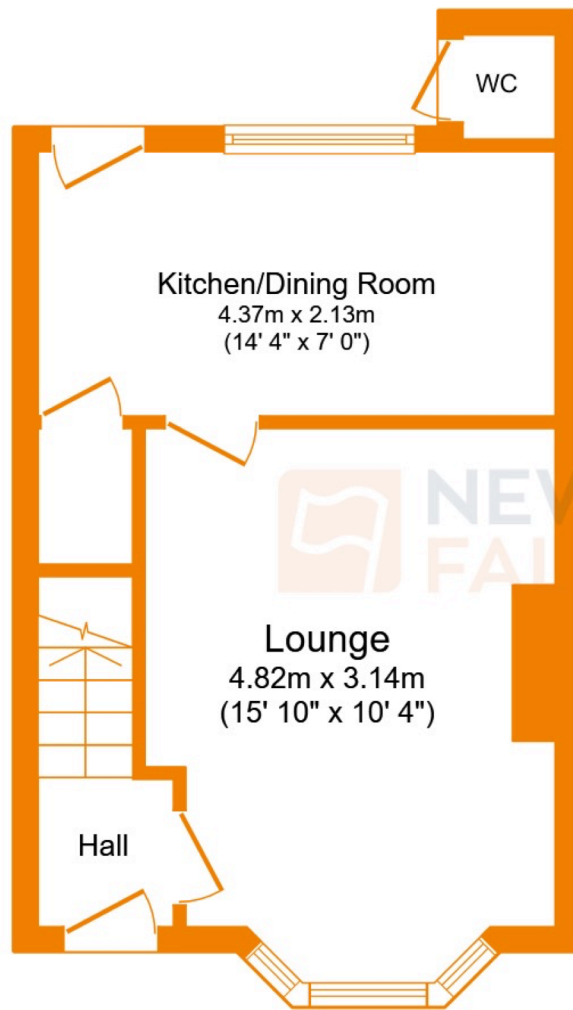
Free Property Valuations

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

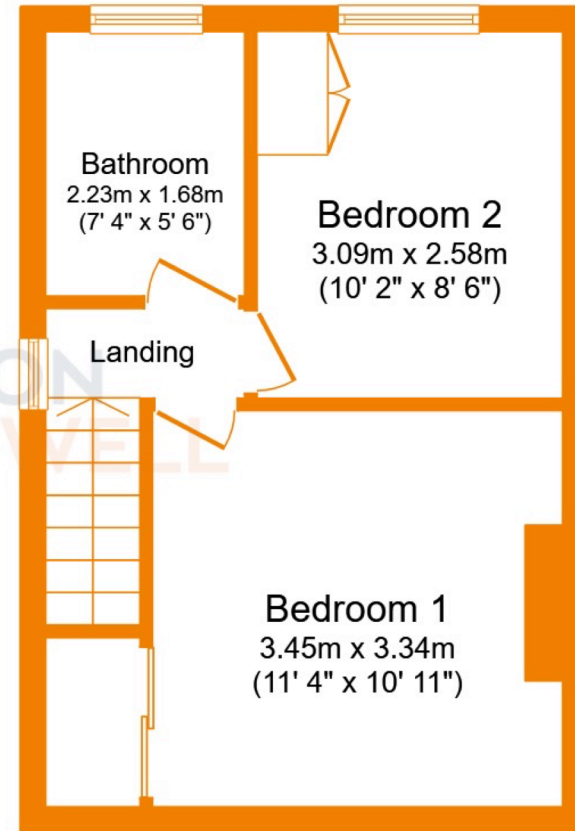








Ground Floor



First Floor

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