



Winforde Crescent, Braunstone,
LE3



£250,000



Key Features

- Three Well Proportioned Bedrooms
- Traditional & Extended Mid Terrace
- Downstairs Bathroom & Upstairs WC
- Low Maintenance Rear Garden With Workshop
- Popular Residential Location
- Replaced Central Heating Boiler (Fitted 2023)
- EPC rating TBC





DREAM HOME! - Walk be surprised by this traditional three bedroom mid terrace situated in a popular residential location ideal for access to the motorway network, Fosse Park Shopping & Leicester City Centre. An ideal home for families, first time buyers or buy to let investors, the accommodation includes an entrance porch and hallway, bathroom, lounge, kitchen and outside store/utility area. To the first floor are the three well proportioned bedrooms and separate WC. Having a low maintenance garden at the rear with workshop, this property offers a wide range of desirable attributes desired by many prospective purchasers and an early viewing is therefore strongly recommended to avoid disappointment.

Ground Floor

Upon entry to the accommodation you step into the extended entrance porch with a door leading through to the welcoming entrance hallway offering ample space for your coats and shoes. With a staircase rising to the first floor and a door leading through to 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 open access through to the 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 1.5 sink and drainer with mixer tap, upgraded oven, replaced hob with fitted extraction hood above, integrated fridge freezer and a concealed central heating boiler (Fitted 2023). Completing the ground floor is the family bathroom fitted with a three piece suite comprising a corner shower cubicle, wash hand basin and WC, with tiled surrounds and a heated towel rail.

First Floor

Moving upstairs you will find three well proportioned bedrooms, the master bedroom enjoying the use of built in wardrobes as well as a walk in storage room. A

separate WC can also be found on the first floor. There is also access to loft space which is boarded, insulated and has a ladder.

Outside

Set behind a brick wall, there is a low maintenance front garden with shared gated access to the side leading to the rear garden which is majority paved and features fencing to boundaries. There is also a workshop measuring 2.21m x 3.74m with light and power and upgraded separate fuse board. There is also access to a useful store/utility area .

Tenure & Council Tax

We understand the property to be freehold with vacant possession upon completion. Leicester City 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

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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.

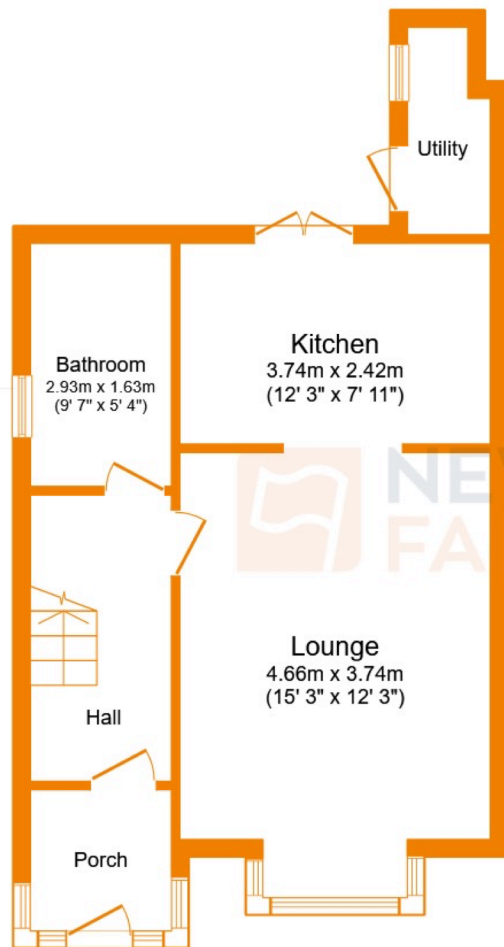
Free Property Valuations

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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