



Cashmore View, Stocking Farm,
Leicester, LE4

 3  1  2

Offers over £260,000



Key Features

- Three Bedrooms
- Semi Detached Family Home
- Landscaped Driveway Providing Off Road Parking
- Two Reception Room & WC
- Gas Central Heating & Double Glazing
- Popular Residential Location
- EPC rating TBC
- Freehold





PERFECT FAMILY HOME! - Boasting a landscaped driveway to the front providing off road parking, this well proportioned three bedroom semi detached home would ideally suit first time buyers situated within close proximity to major road links or growing families being within walking distance to local schooling. Benefiting from gas central heating, replaced roof and double glazing throughout, the layout includes an entrance hall, two reception rooms and kitchen. There is also a side lobby giving access to useful storage space and a downstairs WC. To the first floor are three well proportioned bedrooms and a bathroom. Set within a popular residential location, the plot offers a mainly laid to lawn garden at the rear with useful outbuilding. Ideally located for access to Beaumont Leys Shopping and major road links, an early viewing is highly recommended.

Ground Floor

Upon entry to the accommodation you step into the welcoming entrance hallway presented with wood effect flooring and offering a staircase rising to the first floor. The primary reception room is flooded with natural light via a window to the rear elevation. Presented with carpet flooring, there is a door leading through to the formal dining room. The kitchen is fitted with a range of wall mounted and base units with complementary roll edge work surfaces over, tiled splashbacks, sink and drainer with mixer tap and space for appliances. With access to a useful storage area and guest WC.

First Floor

Moving upstairs the property continues in a spacious fashion, with three sizeable bedrooms to choose from and a family bathroom with a shower over the bath, pedestal wash hand basin and WC.

Outside

Set in a popular residential location, the plot firstly

begins with a landscaped paved driveway providing off road parking with steps rising up to the front door. Gated access to the side leads around to the mainly laid to lawn garden featuring various low maintenance areas perfect for outdoor sitting and entertaining. There is also a useful outbuilding providing useful storage.

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

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 MAB 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.

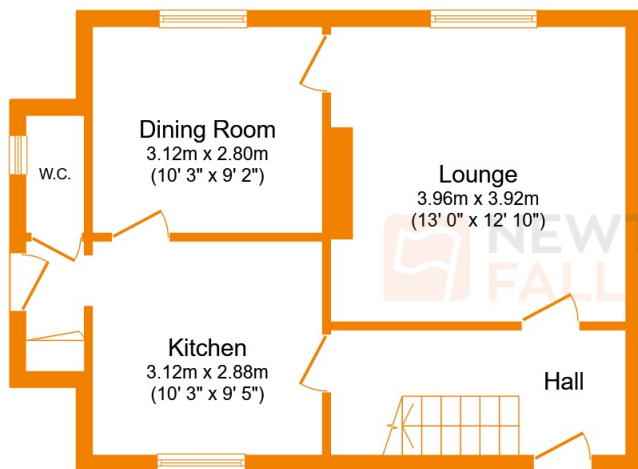
Free Property Valuations

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

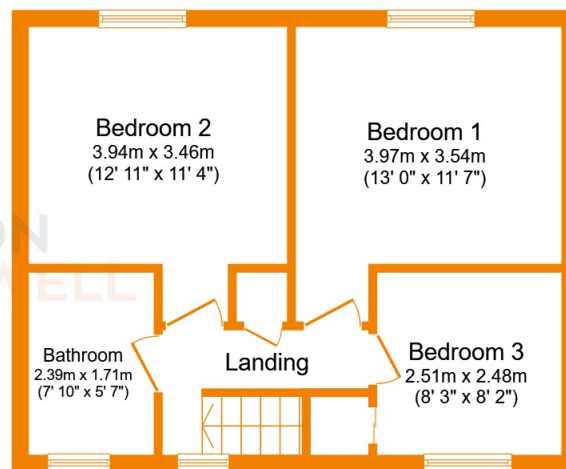








Ground Floor



First Floor

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



