



Boyers Walk, Leicester Forest East,
LE3



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£425,000



Key Features

- Five Bedrooms
- Detached Family Home
- Desirable Location For Families
- Within Walking Distance to Stafford Leys School
- Front & Rear Lawned Gardens
- Utility Room & Ground Floor WC
- EPC rating TBC
- Freehold





EXTENDED FAMILY HOME! - Occupying a family friendly position within walking distance to Stafford Leys School, fall in love with this extended five bedroomed detached home. Benefiting from gas central heating and double glazed windows, the layout includes an entrance porch and hallway, lounge diner, breakfast kitchen and access to the utility room and ground floor WC. The first floor features five bedrooms and a family bathroom. The plot offers parking to the front giving access to the integral garage, with a mainly laid to lawn garden at the rear. Rare to the market, an immediate viewing comes highly recommended.

Ground Floor

Upon entry to the accommodation you step into the useful entrance porch providing the perfect space for your coats and shoes. A glazed door leads through to the welcoming entrance hallway offering a staircase rising to the first floor and a door through to the full length reception room offering ample space for both formal dining and comfortable sitting. With carpet flooring, fireplace and sliding doors leading to the rear garden. The breakfast kitchen is fitted with a range of wall mounted and base units with complementary roll edge work surfaces over, tiled splashbacks and an inset 1.5 sink and drainer. Features include a built in double ove, four ring gas hob with hood, wine rack and space for dishwasher. Enjoying the use of a fitted breakfast bar, useful pantry and access to the utility room providing space for two appliances and offering a door to the downstairs WC.

First Floor

Moving upstairs you will find five bedrooms, four of which benefit from having built in wardrobe space. Completing the first floor is the family bathroom fitted with a modern three piece suite comprising a bath with shower over and screen, wash hand basin with storage beneath and WC, with complementary tiled surrounds.

Outside

Occupying a desirable location, the plot firstly benefits from having a lawned front garden with a driveway to the side providing off road parking and giving access to the integral single garage boasting light, power and measuring 5.97m x 2.28m. Gated access to the side leads to a mainly laid to lawn garden featuring a patio area adjacent to the accommodation ideal for outdoor sitting and entertaining. With two sheds and an outside tap.

Tenure & Council Tax

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

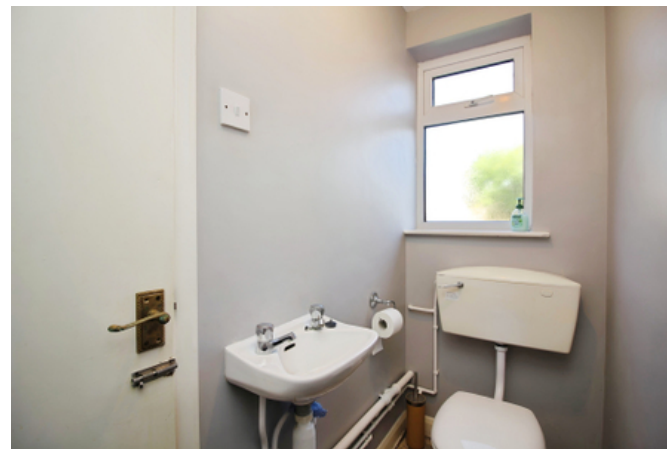
Referrals

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 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.

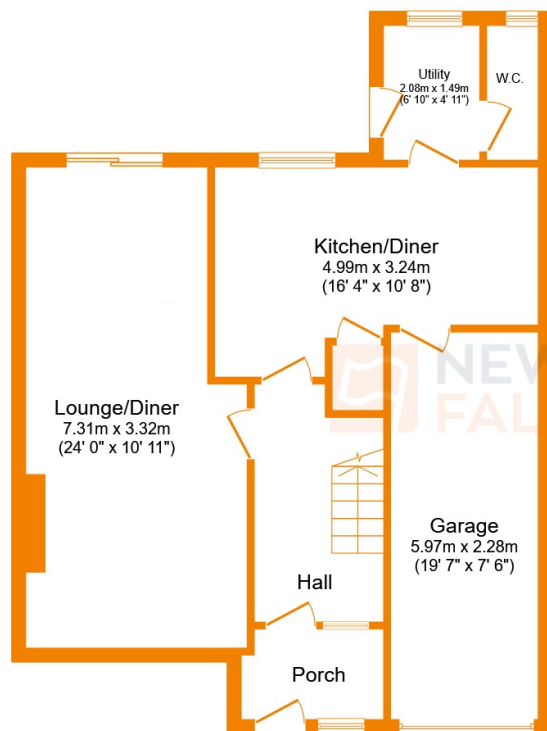
Free Property Valuations

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

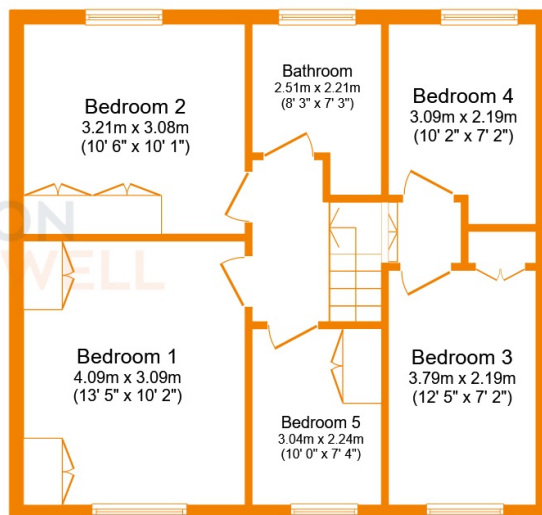








Ground Floor



First Floor

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