



Priory Walk, Leicester Forest East,  
LE3



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£280,000



## Key Features

- Three Well Proportioned Bedrooms
- Semi Detached Home
- Full Length Lounge Diner
- Gas Central Heating & Double Glazing
- Integral Garage With Potential To Convert
- Popular Residential Location
- EPC rating TBC
- Freehold







**DESIRABLE LOCATION!** - Occupying an enviable position in this popular location, walk in and be surprised by this well proportioned three double bedroomed semi detached home situated just a short walk away from the local amenities and ideally positioned for easy access to the M1, M69 and City Centre and must be viewed in person to be fully appreciated. Benefiting from gas central heating and double glazing throughout, the accommodation includes a useful entrance porch, full length lounge diner and kitchen, with the first floor offering three evenly spaced bedrooms and a bathroom fitted with a three piece suite. The plot offers a driveway to the front providing parking for at least two vehicles with an integral garage and a particularly private garden to the rear. Boasting the potential for to add your own stamp on, an early viewing is therefore strongly recommended to avoid disappointment.

### Ground Floor

Upon entry to the accommodation you step into the neutrally decorated entrance porch providing the perfect space for your coats and shoes. A door leads through to the full length reception room offering ample space for both formal dining and comfortable sitting. With a window to the front elevation, wood effect flooring and French doors opening out into the rear garden. The kitchen is 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, cooker and space for two appliances. A door leads out to the rear garden.

### First Floor

Moving upstairs you will find three bedrooms, all of which are doubles with the rear bedroom benefiting from having built in wardrobes. Completing the first floor is the family bathroom fitted with a three piece

suite comprising a bath with shower over and screen, wash hand basin with storage beneath and WC, with complementary tiling, heated towel rail and useful storage cupboard.

### Outside

The plot offers a driveway to the front providing off street parking and giving access to a useful integral garage which has the potential to be transformed into a second reception room which many neighbouring properties have done (subject to the necessary consent). Gated access then leads to the rear where a particularly private garden not overlooked from beyond can be found having a patio area adjacent to the accommodation, perfect for outdoor entertaining, variety of plants and shrubbery and fencing to boundaries.

### Tenure & Council Tax

We understand the property to be freehold with vacant possession upon completion. Blaby District - Tax Band B. Please be advised that when a property is sold, local authorities reserve the right to re-calculate the council tax band.

### Viewings Strictly By Appointment Only!

Viewings are strictly by appointment only.

### 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.



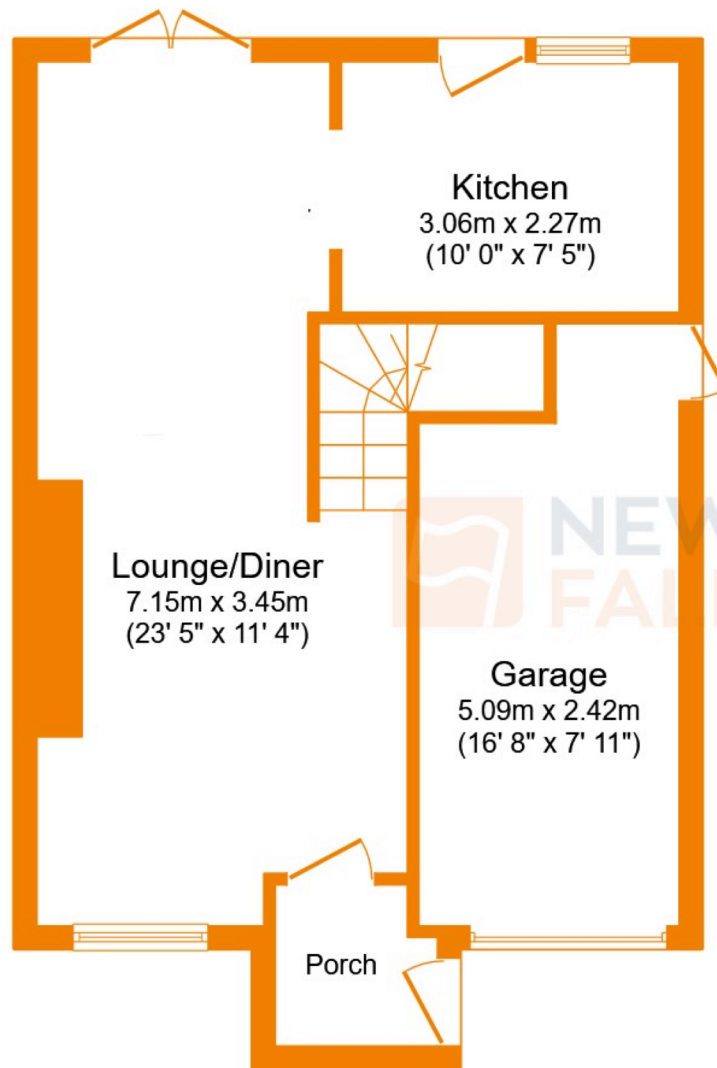




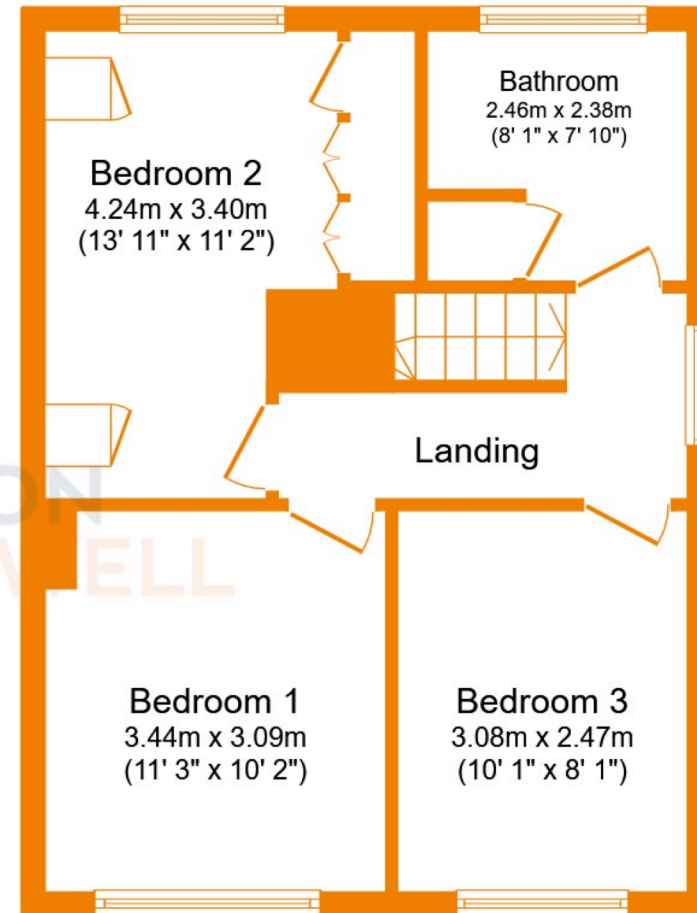








Ground Floor



First Floor





 **NEWTONFALLOWELL**

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