



Guinevere Way, Leicester Forest  
East, LE3



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£415,000



### Key Features

- Three Well Proportioned Bedrooms (Master With En-suite)
- Extended Detached Family Home
- Open Plan U-Shaped Living Kitchen Diner With Bi-Folding Doors
- Popular Residential Location
- Private Rear Garden With Summerhouse
- Driveway & Enlarged Garage
- EPC rating TBC
- Freehold







EXTENDED FAMILY HOME! - Boasting an extension to the rear creating a fabulous u-shaped open plan living kitchen diner with bi folding doors perfect for families and entertaining, fall in love with this contemporary detached property enjoying a family friendly position on a well established development in Leicester Forest East, within walking distance to 'Forest East' park. Featuring gas central heating and double glazing throughout, the property comprises an entrance hall, ground floor wc, snug, aforementioned open plan downstairs living space, with the first floor offering three well proportioned bedrooms, master with en-suite and family bathroom. The plot offers a driveway leading to an enlarged garage with a particularly private garden at the rear. Conveniently located for access to the motorway network, an immediate viewing comes highly recommended to avoid disappointment.

### Ground Floor

As you walk through the front door your greeted by the welcoming entrance hall with stairs up to the first floor, wood effect tiled flooring and access to the ground floor accommodation including a guest WC. The front reception room features a walk in bay window and is perfect for use as a snug, home office or dining room. Glazed doors leads through to the lounge positioned around a feature fireplace and enjoys the use of folding doors allowing this space to be open with the family room extension flooded with natural light by three velux windows as well as offering bi-folding doors to the garden. This area of the home is easily the selling feature of the accommodation and is perfect for those who love to entertain or families. The kitchen is fitted with a range of wall and base units with roll edge surfaces, matching splashbacks, built in oven, four ring hob with hood, 1.5 sink and drainer and space for an appliance.

### First Floor

Moving upstairs a galleried landing gives access to three bedrooms, two of which are comfortable doubles. The master bedroom benefits from having built in wardrobes as well as access to an en-suite comprising a shower cubicle, wash hand basin and WC, with complementary tiling and a heated towel rail. The family bathroom completes the first floor and is fitted with a modern three piece suite comprising a jacuzzi bath with shower over, wash hand basin and WC, with tiling and a heated towel rail.

### Outside

The property is situated on the popular 'David Wilson' development and is within walking distance of Stafford Leys primary school and 'Forest East' park which would suit a growing family. To the front of the property there is a driveway providing off road parking for at least two/three vehicles and leading to an integral garage which has been enlarged to offer additional storage space and boasts light, power and an electric door to the front as well as a second manual door to the front. The rear garden oozes a particularly private feel not being overlooked from beyond, having a lawn area and a paved area adjacent to the property perfect for outdoor entertaining and sitting. With a variety of plants and shrubbery, decking area providing further sitting areas and summerhouse. There is also gated access leading to the front.

### 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 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

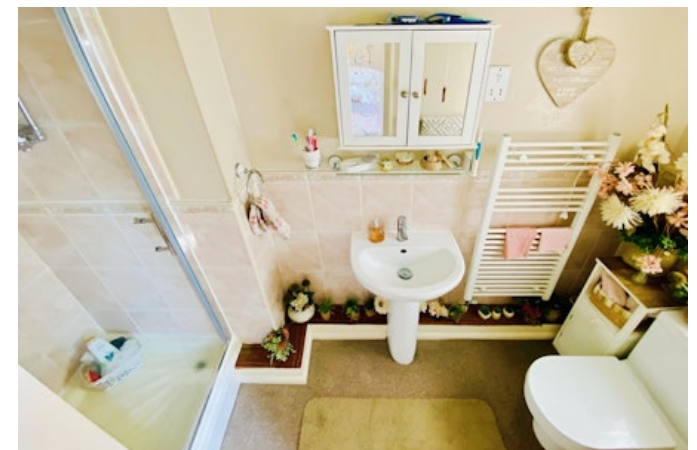




referral fee if you take out a mortgage through him. If you require a solicitor to handle your sale or purchase, we can refer you on to a panel of preferred providers and we will receive a referral fee should you decide to use them to sell or purchase a property. We can also refer you to a surveyor and 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

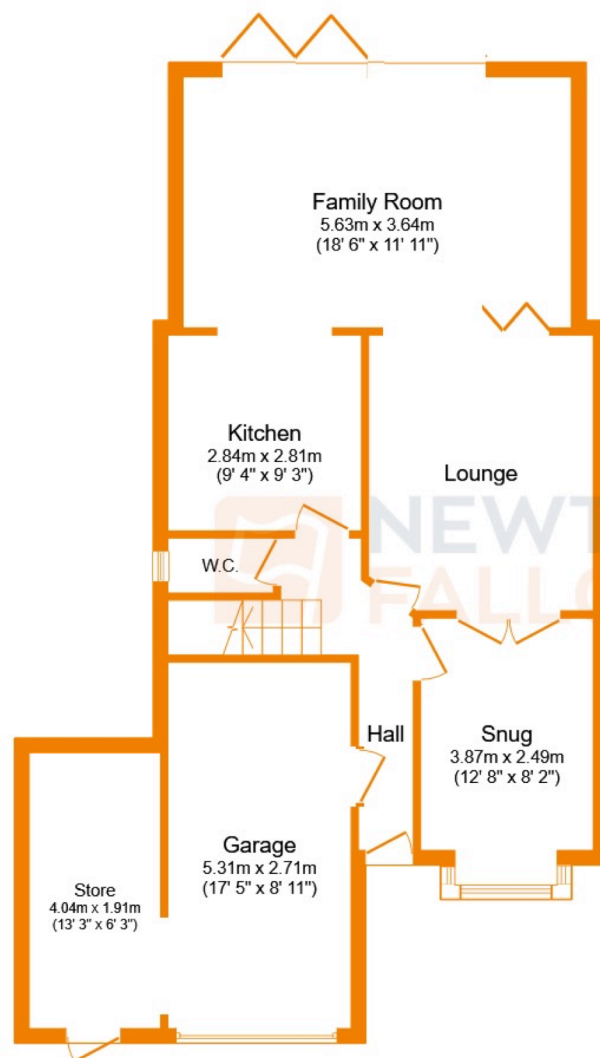
If you have a house to sell then we would love to provide you with a free no obligation valuation.



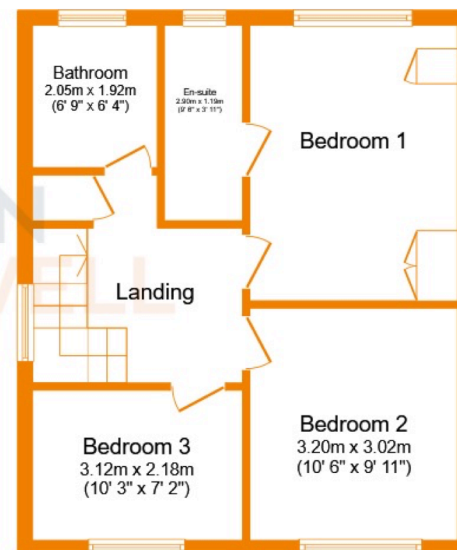








Ground Floor



First Floor





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