



Wilnicott Road, Braunstone Town,
LE3



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£250,000



Key Features

- Three Bedrooms
- Semi Detached Home
- No Upward Chain
- Gas Central Heating & Double Glazing
- Off Road Parking
- Convenient & Popular Location
- EPC rating TBC
- Freehold





NO UPWARD CHAIN! - Offered to the market for the first time in over 40 years, this charming three-bedroom, half-bay-fronted semi-detached home is ideally situated in a popular and convenient location, perfect for families or those who require access to major road links including the motorway network. Benefiting from gas central heating and double glazing throughout, the well-proportioned accommodation comprises an inviting entrance hall, a bright lounge featuring a half-bay window, and a full width kitchen/diner. Upstairs, you'll find three bedrooms and a family bathroom. Externally, the home enjoys a driveway providing off-road parking and a well-established rear garden. Available with no upward chain, early viewing is strongly recommended to avoid disappointment.

Ground Floor

Upon entering the property, you are welcomed by a entrance hall featuring a staircase to the first floor and a door leading into a bright and airy reception room. Natural light pours in through a charming half-bay window at the front, highlighting the room's cozy fireplace and soft carpet flooring. From here, a door opens into the full-width kitchen/diner, which is well-appointed with a range of wall and base units topped with complementary roll-edge work surfaces and tiled splashbacks. The kitchen also includes a sink and drainer, a cooker, an 'Ideal' central heating boiler, and space for additional appliances. Enjoying dual-aspect windows and sliding doors that open out to the garden, this space is perfect for everyday living and entertaining alike.

First Floor

Upstairs, the property offers three well-proportioned bedrooms, including two generous doubles, providing comfortable accommodation for family or guests. The bathroom is fitted with a classic three-piece suite, comprising a bathtub, wash hand basin, and WC, complemented by part-tiled surrounds for a functional

finish. There is access to the loft via the landing.

Outside

Externally the property occupies a set back position with an established front garden and gated access to the side leading to a particularly private garden not overlooked from beyond with a variety of colourful plants and shrubbery as well as two sheds and areas of lawn.

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.

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.

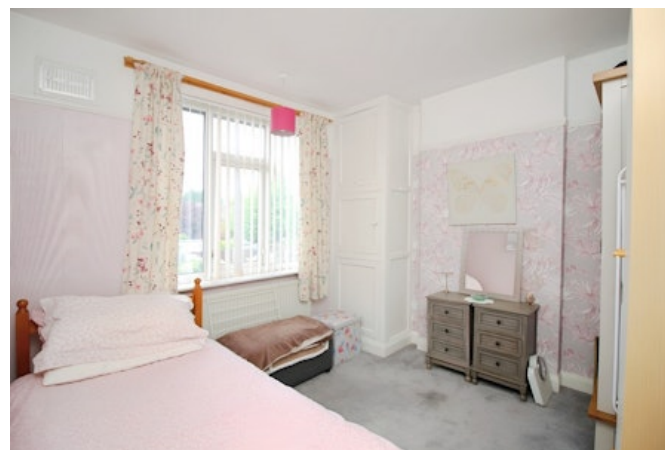
Referrals

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 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.

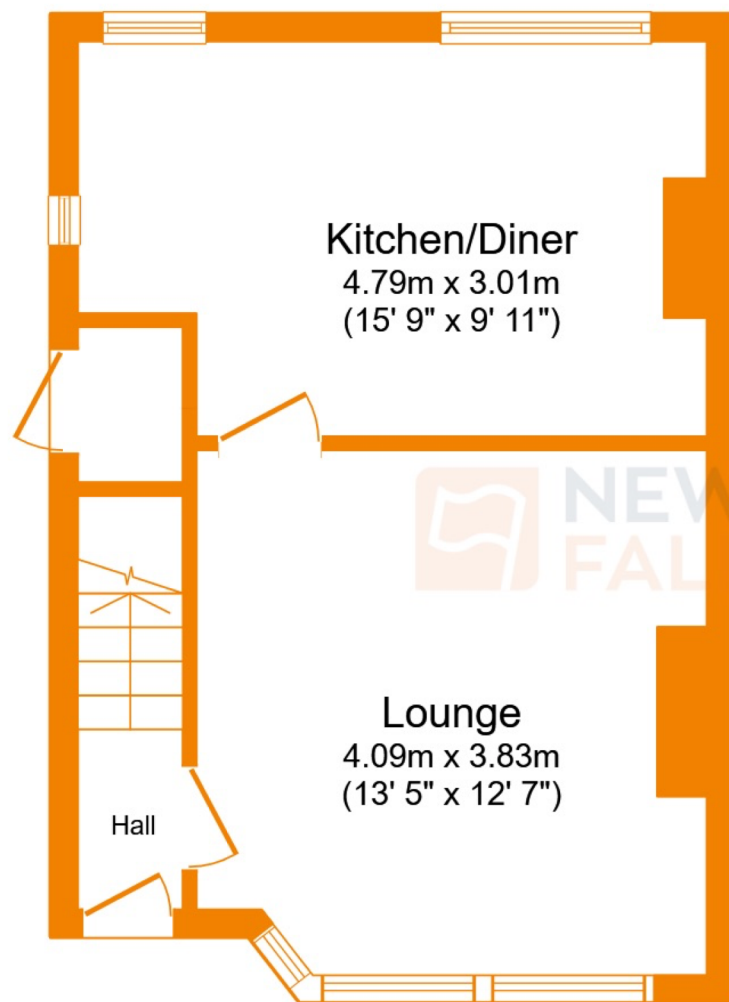
Free Property Valuations

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

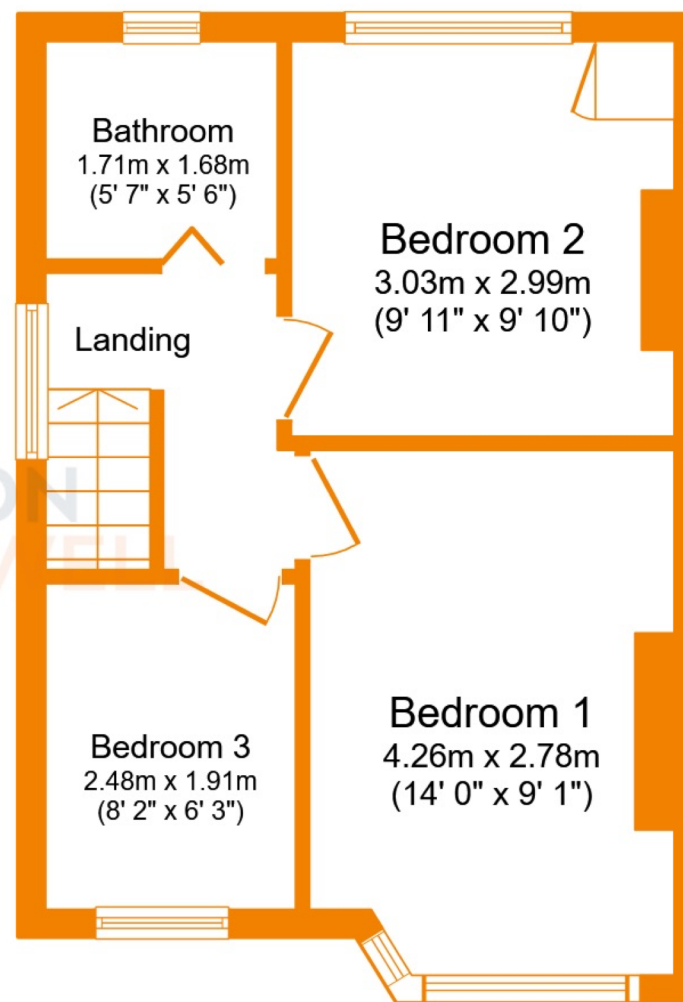








Ground Floor



First Floor



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