



Holmfield Avenue West, Leicester
Forest East, LE3



£249,950



Key Features

- Three Bedroom Semi Detached Home
- Larger Than Normal Lawned Garden
- Available With No Upward Chain
- Two Reception Rooms
- Within Walking Distance to Local Amenities & Schooling
- Ideally Located For Major Road Links





NO UPWARD CHAIN! - Enjoying a larger than average garden to the rear offering plenty of space for families to enjoy, this traditional three bedroom bay fronted semi detached property represents a rare and exciting opportunity for growing families to acquire a characterful home and is offered to the market with no upward chain. The property has amazing potential for extension subject to relevant planning, with the neutrally decorated layout briefly comprising an entrance porch and hallway, two reception rooms, kitchen, store and WC. The first floor offers three bedrooms and a bathroom. The plot offers a parking to the front with a garage and aforementioned garden at the rear. Ideally placed for everyday amenities and services including renowned local schooling and quick access to the motorway, an immediate viewing comes highly recommended.

Ground Floor

Upon entering the property, you're welcomed by a practical entrance porch that leads into a bright and airy hallway, presented with tiled flooring. A staircase rises to the first floor, with a handy storage area beneath. The lounge is bathed in natural light, thanks to a charming walk-in bay window at the front, and features neutral décor complemented by characterful wood flooring. The second reception room, ideal for formal dining, boasts French doors that open directly onto the garden, creating a seamless indoor-outdoor connection. The kitchen is well-appointed with a range of fitted units, complementary work surfaces, an inset sink and drainer, a four-ring hob, built-in oven, and space for an additional appliance. A door from the kitchen leads to a rear lobby, providing access to a useful storage area and a WC.

First Floor

Upstairs you will find three bedrooms, two of which are comfortable doubles and are presented with wood

flooring. Completing the first floor is the bathroom fitted with a three piece suite comprising a bath, wash hand basin and WC, with part tiled surrounds.

Outside

The plot offers a lawned frontage garden with a driveway alongside providing off road parking and leading alongside the property to a detached garage. A particular selling feature of the accommodation is the larger than average mainly laid to lawn garden featuring a paved area adjacent to the accommodation ideal for outdoor sitting. There is also a range of plants, shrubs and trees.

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.

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these checks is £60 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks."

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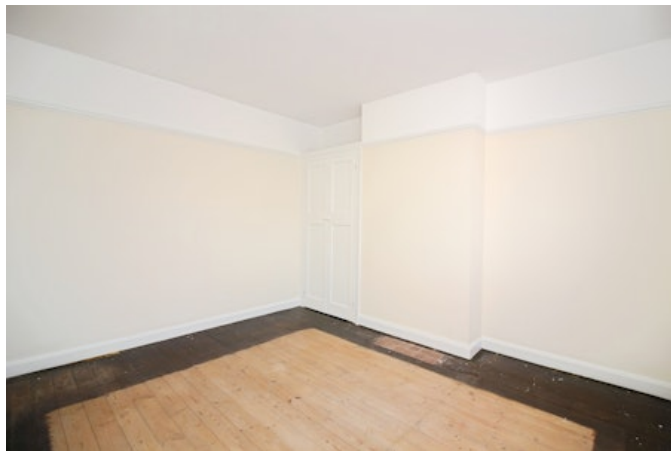
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Newton Fallowell and our partners provide a range of services to our vendors and purchasers, although you are free to choose an alternative provider. We can refer you to MAB to help with finances, we may receive a referral fee if you take out a mortgage 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.

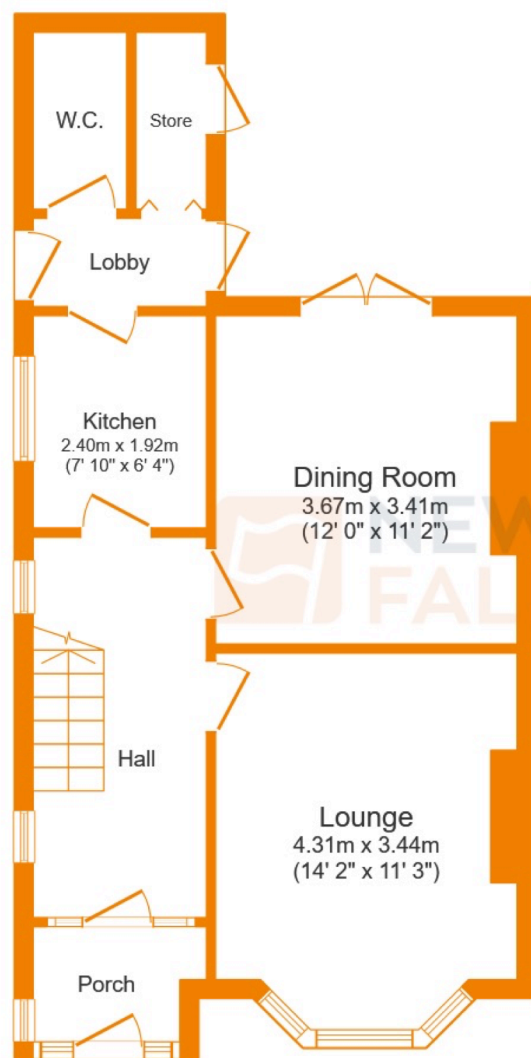
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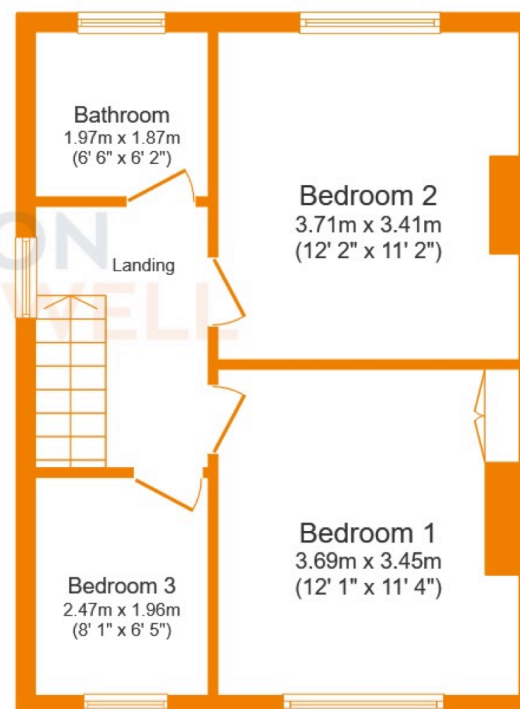








Ground Floor



First Floor

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