



Signal Drive, Leicester Forest East,
LE3



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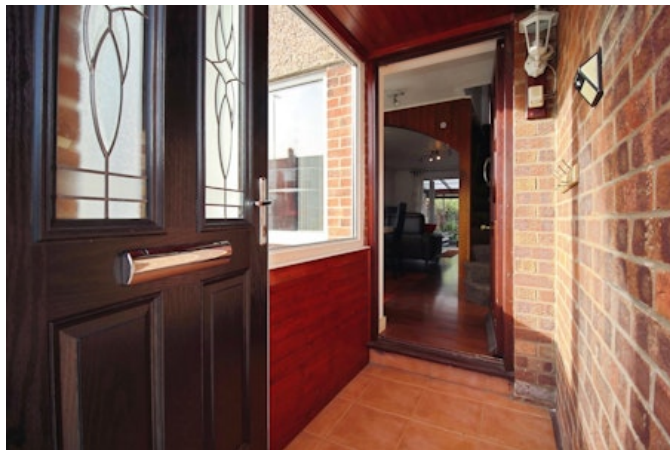
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£289,950



Key Features

- Three Double Bedrooms
- Semi Detached Family Home
- Upgraded Central Heating
Worcester Boiler (Fitted 2023)
- Modern Fitted Kitchen & Bathroom
- Landscaped Rear Garden
- Available With No Upward Chain
- EPC rating TBC
- Freehold





Just a short walk away from the local amenities and ideally positioned for easy access to the M1, M69 and City Centre, Newton Fallowell are excited to offer buyers the chance to purchase this three bedroom semi detached property perfect for growing families or first time buyers in search of a well proportioned accommodation across two floors. Walk in and be surprised, the gas centrally heated and double glazed accommodation includes an entrance porch, through lounge diner, conservatory with utility area and a re-fitted modern kitchen, with the first floor offering three well proportioned bedrooms and a contemporary fitted shower room. The plot affords a driveway to the front providing off street parking with an integral garage and a landscaped garden to the rear. Available with no upward chain, an early viewing is therefore strongly recommended to avoid disappointment.

Ground Floor

Upon entering the home, you are welcomed by a useful entrance porch with tiled flooring and a side window, creating a bright and practical space for coats and shoes. A door leads into the full-length reception room, offering ample space for both formal dining and relaxed living. This inviting area features wood-effect flooring and a staircase rising to the first floor.

French doors open into the conservatory, a superb addition providing further sitting space and a utility area with plumbing for a washing machine. Sliding doors give access to the rear garden, allowing plenty of natural light to flow through.

Completing the ground floor is the upgraded kitchen, fitted with a modern range of wall and base units complemented by sleek work surfaces and soft-closing drawers. Integrated appliances include an oven, hob with extractor hood, fridge, freezer, and a built-in wine cooler. A side door offers convenient external access.

First Floor

Moving upstairs you will find three well proportioned bedrooms, two of which benefit from having built in wardrobes. Another focal point of the home is the modernised shower room fitted with a three piece suite comprising a walk in shower, wash hand basin and WC, with complementary tiling and a heated towel rail. There is also access to the insulated landing via the landing.

Outside

The frontage consists of a driveway providing off road parking and giving access to the garage measuring 5.23m x 2.46m and boasting light, power, replaced consumer unit and meters. The garage also boasts an upgraded Worcester Boiler (Fitted 2023). There is also a lawned garden and pathway leading to the front door. Secure gated access to the side leads to a re-turfed garden offering a raised decking area to the back perfect for outdoor entertaining. There are further paved areas ideal for outdoor sitting, planted borders, fencing to boundaries and timber shed.

Location

Bignal Drive is a quiet residential street in Leicester Forest East, a popular suburb to the west of Leicester. The area offers a peaceful, family-friendly setting with mainly semi-detached and detached homes, most of which are owner-occupied.

It's well connected by road, with easy access to the A47 and M1, making commuting into Leicester or further afield straightforward. Local shops, schools, and parks are close by including Stafford Leys Primary School and Forest East Park giving residents a good balance of convenience and community.

Tenure & Council Tax

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



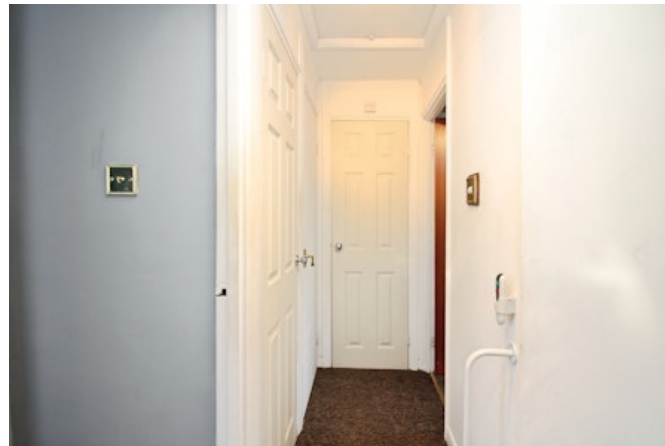


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Making an Offer

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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

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Referrals

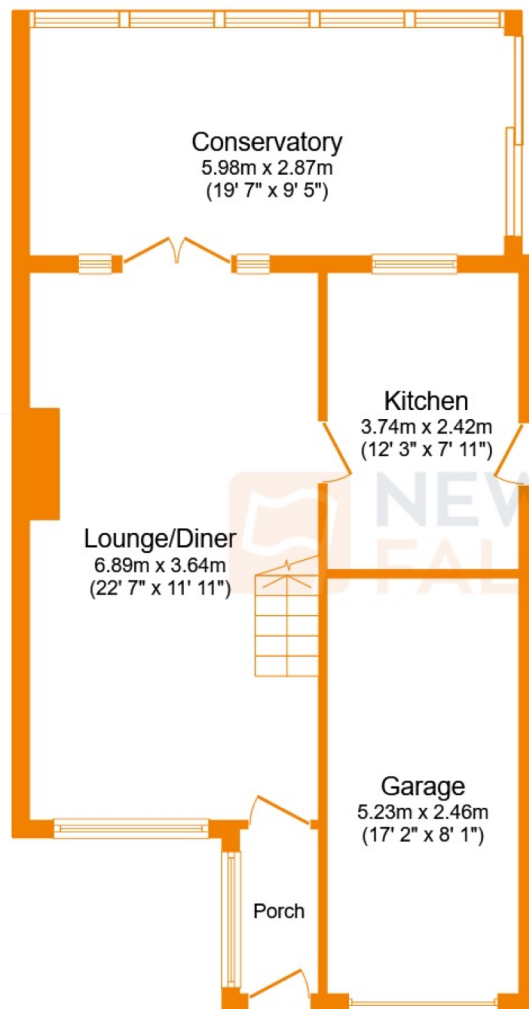
Newton Fallowell and our partners provide a range of services to our vendors and purchasers, although you are free to choose an alternative provider. We can refer you to MAB to help with finances, we may receive a referral fee if you take out a mortgage through him. If you require a solicitor to handle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

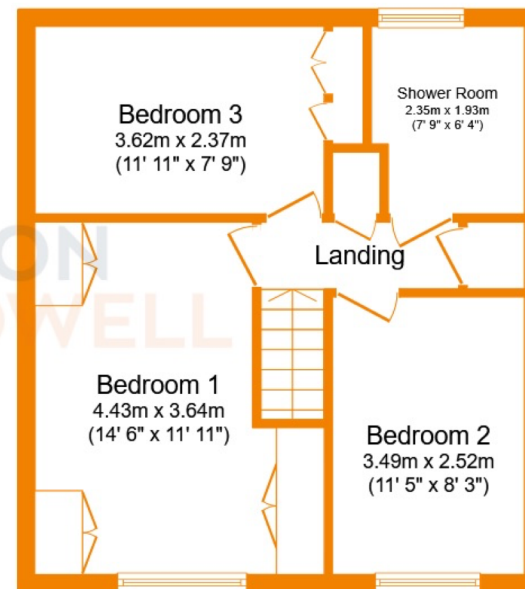
If you have a house to sell then we would love to provide you with a free no obligation valuation.







Ground Floor



First Floor

