



Morpeth Avenue, Leicester, LE4



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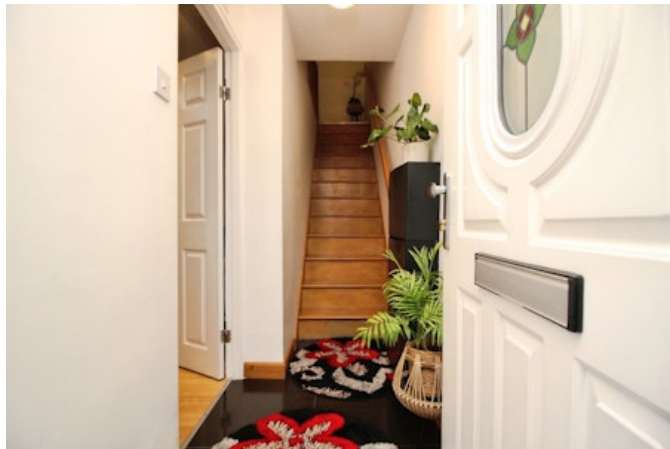
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£285,000



Key Features

- Three Bedroom Terrace House
- Modern Fitted Kitchen
- Gated Driveway For Two Cars
- Popular & Convenient Location
- Landscaped Rear Garden With Outbuilding
- Gas Central Heating & Double Glazing
- EPC rating TBC
- Freehold





Newton Fallowell are excited to welcome to the market this three-bedroom mid-terrace house located in the popular Mowmacre Hill location. Benefiting from gas central heating and double glazing, the ground floor includes an entrance hall, lounge and a full-width kitchen/diner with a range of modern units and space for appliances. The first floor offers three bedrooms and a bathroom with a bath and shower over. Outside, the property has a gated driveway providing parking for up to two cars. Shared side access leads to a landscaped rear garden with a patio, lawn and an outbuilding for storage. The location provides access to local shops, schools, bus routes and road links. Suitable for first-time buyers, families or investors.

Welcome to your new home

Upon entering the property, you are welcomed into an inviting entrance hall with stairs rising to the first floor and a door leading into the reception room, offering an ideal setting for relaxed living. This room features a front-facing window, wood-effect flooring, a suspended ceiling with spotlighting, and the added benefit of a useful under-stairs storage cupboard.

A further door opens into the full-width kitchen/diner, fitted with a modern range of wall and base units complemented by roll-edge work surfaces and stylish brick-effect tiling. Additional features include an inset 1.5 bowl sink and drainer, built-in oven with hob and hood, space for further appliances, a wall-mounted boiler, and tiled flooring. The suspended ceiling with spotlighting enhances the contemporary feel, and a rear access door leads out to the garden.

Moving Upstairs

The landing provides access to three well-proportioned bedrooms, two of which are doubles, all finished with contemporary wood-effect flooring. The master bedroom further benefits from built-in wardrobes, offering excellent storage solutions.

Completing the first floor is the family bathroom, fitted with a bath and shower over, wash hand basin and WC, complemented by modern tiling and a heated towel rail.

Outside

To the front of the property, a gated driveway provides off-road parking for up to two vehicles. Shared side access leads through to the landscaped rear garden, a particular highlight of the home featuring a patio area directly adjoining the property, perfect for outdoor dining and entertaining. The garden also offers a well-maintained lawn, fenced boundaries for privacy, and a useful outbuilding providing additional storage.

Location

Situated in the popular Mowmacre Hill area, this property enjoys a convenient position close to a wide range of local amenities. Well-served bus routes provide easy access to Leicester city centre, while nearby facilities include a doctor's surgery, Mowmacre Hill Primary School and a selection of local convenience stores. Beaumont Leys Shopping Centre is just a short distance away, offering an excellent variety of retail outlets along with a Tesco Extra. The location also benefits from superb transport links, with the A6, A46 and M1 motorway network all within easy reach, ideal for commuters.

Tenure & Council Tax

We understand the property to be freehold with vacant possession upon completion. Leicester City Council - Tax Band A. 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

"We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of 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."

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

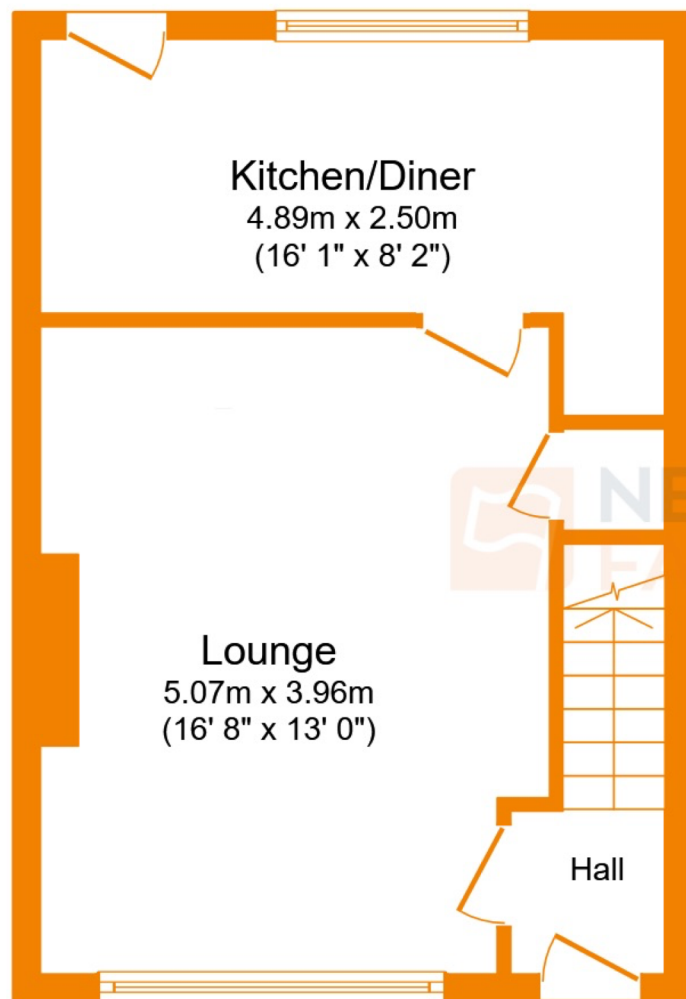
Newton Fallowell and our partners provide a range of services to our vendors and purchasers, although you are free to choose an alternative provider. We can refer you to MAB to help with finances, we may receive a referral fee if you take out a mortgage through him. If you require a solicitor to handle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

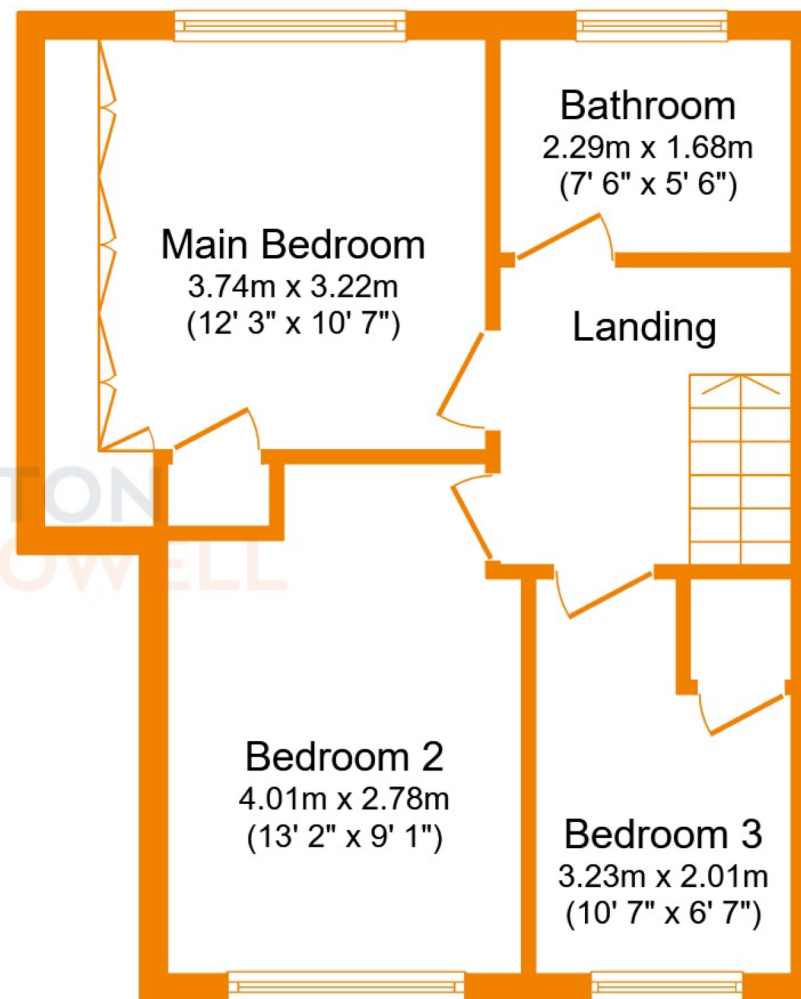
If you have a house to sell then we would love to provide you with a free no obligation valuation.







Ground Floor



First Floor

