



Signal Drive, Leicester Forest East,
LE3



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£285,000



Key Features

- Three Bedroom Semi Detached Home
- Two Reception Rooms
- Modernised Kitchen & Bathroom
- Popular Residential Location
- Driveway & Carport
- Ideal For Growing Families
- EPC rating E
- Freehold





Newton Fallowell are excited to welcome to the market this three bedroom semi detached 'chalet style' home perfect for growing families and must be viewed internally to truly appreciate the size of the accommodation on offer. Walk in and be surprised, the gas centrally heated layout includes an entrance porch, living room, dining room, conservatory and a modernised kitchen. Upstairs you will find three bedrooms and a contemporary fitted bathroom. Outside there is a driveway providing off street parking leading to a garage/carport, with a garden to the rear which is mainly laid to lawn. Situated in an increasingly popular location just minutes away from the M1 and local amenities, an early viewing is therefore strongly recommended to avoid disappointment.

Ground Floor

Offering space for coats and shoes, the entrance porch offers a door leading through to the primary reception room, positioned around a feature fireplace and offering characterful beamed ceilings. Featuring a staircase rising to the first floor and glazed doors opening into the formal dining room. Enjoying views of the rear garden, the conservatory is a great addition to the accommodation providing prospective purchasers with a wealth of space perfect for entertaining. Having double doors which open out onto the decking. Completing the ground floor is the modern kitchen, fitted with a contemporary range of wall and base units with complementary work surfaces over, inset 1.5 sink and drainer and space for appliances.

First Floor

Moving upstairs you will find three bedrooms, two of which are comfortable doubles. Another focal point of the home is the modernised bathroom fitted with a three piece suite comprising a bath with shower over and screen, wash hand basin and WC, with complementary tiled surrounds and a heated towel rail.

Outside

The frontage consists of a lawned garden, driveway to the side providing off street parking with gated access leading to a garage/carport. To the rear is a mainly laid to lawn garden with a range of plants, trees and shrubs with decking adjacent to the house perfect for outdoor entertaining.

Location

Signal Drive is a 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.

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 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 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.







