



Durban Road, Thurcaston Park,
Leicester, LE4



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£230,000

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Key Features

- Two double bedrooms, both with built in wardrobes
- Town house, perfect for first time buyers
- Cul de sac position in this popular and convenient location
- Driveway providing off road parking for 2 cars
- Within walking distance to Bennion Pools nature area
- Landscaped garden to the rear
- EPC rating TBC





Newton Fallowell are excited to welcome to the market this two double bed roomed mid town house, benefiting from off-road parking for two cars and a particularly private rear garden arranged for low maintenance and not overlooked from beyond. The property is ideally located to benefit from excellent commuter links to Loughborough, Leicester and the motorway networks as well as being within close proximity to Beaumont Leys Shopping. The accommodation includes an entrance hall, kitchen, lounge diner, first floor landing, two double bedrooms both with built in wardrobes and a bathroom. Situated within walking distance to Bennion Pools Nature Area, viewing is essential to appreciate the size, style and location of this property.

Welcome to your new home

Upon entering through the front door, you are welcomed into an entrance hallway featuring a staircase rising to the first floor and providing access to the ground floor accommodation. The kitchen is fitted with a range of wall and base units with complementary work surfaces and brick-effect tiling. Integrated features include an oven, hob with extractor hood above, sink and drainer, along with space for additional appliances.

Positioned to the rear of the property, the reception room offers generous space for both formal dining and comfortable seating. The room is finished with carpeted flooring and benefits from direct access to the rear garden.

Moving upstairs

Stairs rise to the first floor, where a central landing provides access to two double bedrooms, both of which benefit from built-in wardrobes. Completing the accommodation is a well-appointed bathroom, fitted with a three-piece suite comprising a bath with shower over, wash hand basin and WC. The room is finished with complementary tiling and a heated towel rail.

There is also access to the loft space boasting boarding and a ladder.



Outside

Occupying a cul-de-sac position, the property benefits from a driveway to the front providing off-road parking for two vehicles. To the rear is a particularly private garden, not overlooked from beyond, thoughtfully arranged for low maintenance with a combination of paved seating areas and synthetic lawn. Additional features include fenced boundaries, a timber shed and gated access beyond.

Location

Durban Road is conveniently situated within a popular and well-established residential area of Leicester, offering excellent access to a wide range of local amenities. The location is well served by nearby shops, supermarkets and everyday services, while larger retail facilities can be found a short distance away along Melton Road and within Leicester city centre.

The area benefits from good transport links, including easy access to Leicester city centre, major road networks such as the A46 and A607, and regular public transport services. Families are well catered for with a selection of local schools nearby, along with parks and recreational facilities. Overall, Durban Road provides a practical and well-connected setting, ideal for a range of buyers including first-time purchasers, professionals and families alike.

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 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

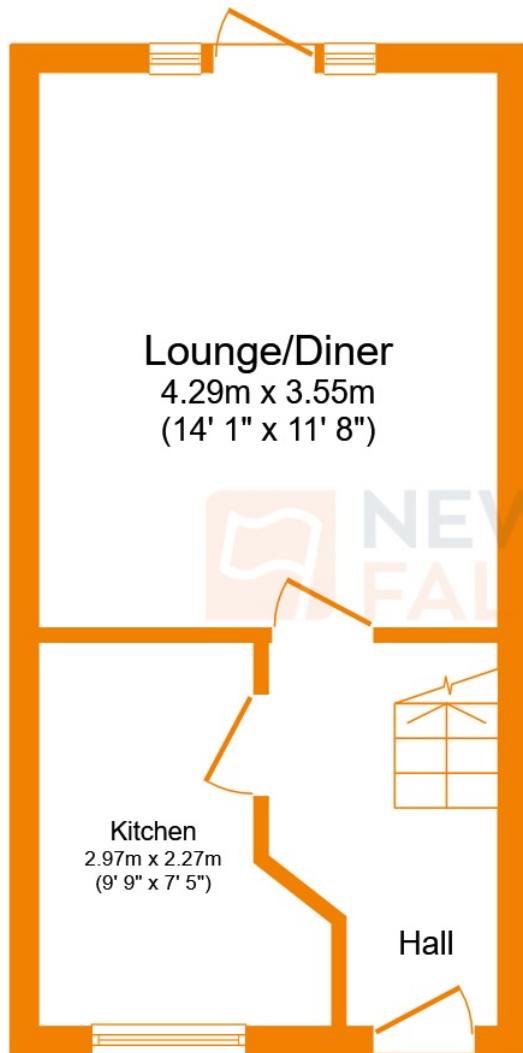
mortgage through him. If you require a solicitor to handle your sale or purchase, we can refer you on to a panel of preferred providers and we will receive a referral fee should you decide to use them to sell or purchase a property. We can also refer you to a surveyor and energy assessor and we will 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

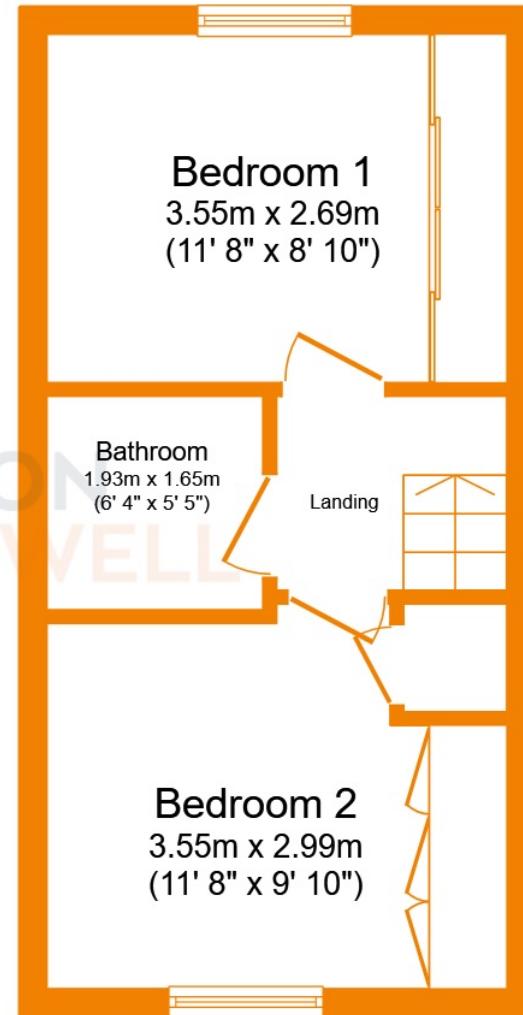
If you have a house to sell then we would love to provide you with a free no obligation valuation.





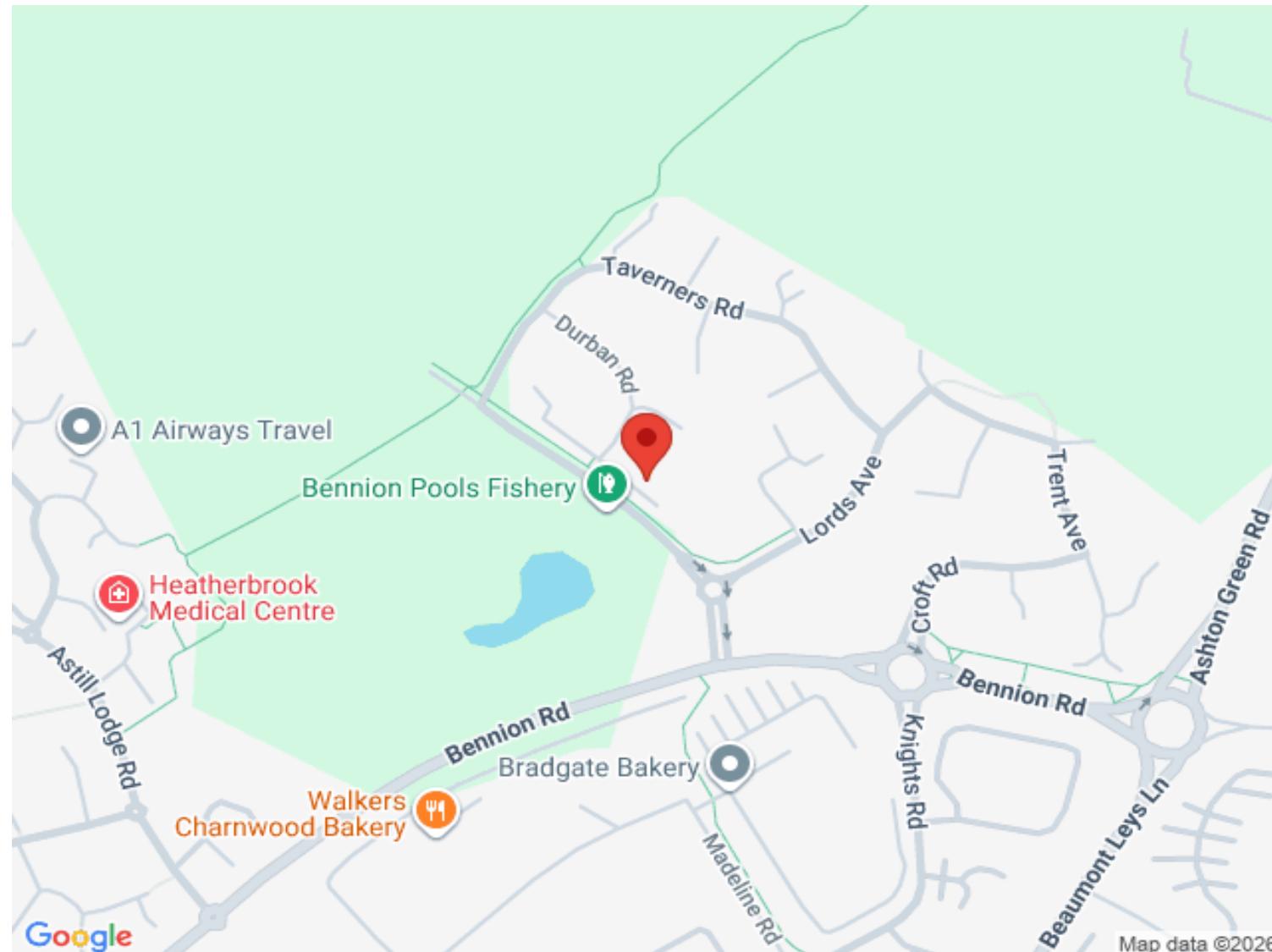


Ground Floor



First Floor

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