



Willowtree Close, Hamilton, LE5

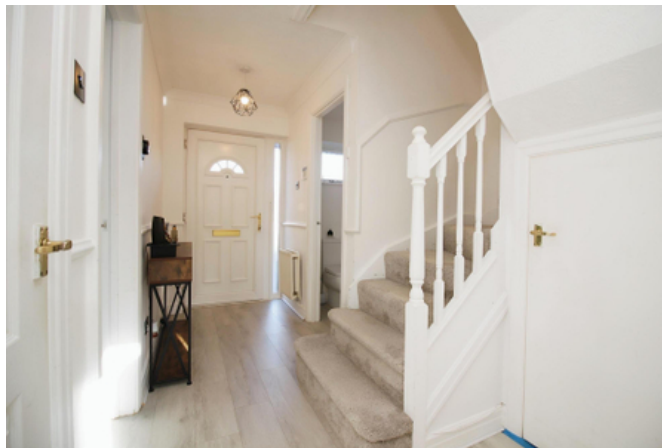
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£350,000



## Key Features

- Three Bedrooms (Master With Re-fitted En-suite)
- Detached Family Home
- Ground Floor WC
- No Through Road Position
- Landscaped Garden to Rear
- Within Walking Distance to Schooling & Amenities
- EPC rating D
- Freehold





DREAM FAMILY HOME! – Newton Fallowell are delighted to present to the market an exciting opportunity for growing families to acquire this contemporary three bedroomed detached home occupying a position along a no through road, with a driveway, garage and landscaped rear garden. Benefiting from gas central heating, double glazing and 'Nest' cameras and doorbell, the well proportioned layout includes an entrance hall, ground floor wc, lounge with central fireplace, modern fitted kitchen diner and utility room, with the first floor featuring three bedrooms (master with a re-fitted en-suite) and family bathroom. Conveniently situated to excellent road links around the city of Leicester and within easy reach of major supermarkets and local villages, an early viewing is strongly recommended to avoid disappointment.

### Ground Floor

Upon entry to the accommodation you step into the welcoming entrance hallway presented with wood effect flooring, two useful storage cupboards and featuring a staircase rising to the first floor. There is also access to a contemporary fitted ground floor WC. The main living space is positioned around a feature fireplace and enjoys an abundance of natural light provided by a window overlooking the front elevation. A particular selling feature of the accommodation is the modern kitchen diner fitted with a range of wall mounted and base units with complementary solid granite work surfaces over and matching splashbacks. Feature include an inset 1.5 sink with instant hot water tap, replaced built in dishwasher, built in 'Lamona' oven, 'Lamona' hob with extraction hood above and space for fridge freezer (negotiable). Affording space for a table and chairs, there is sliding doors to the garden and access through to the utility room offering further storage and space for two appliances.

### First Floor

Stairs rise to the first floor landing which serves access to three bedrooms, the master benefiting from being

re-plastered and having access to it's own en-suite re-fitted with a contemporary suite comprising a shower enclosure, double sink with mixer tap and wc, with complementary tiled surrounds, contemporary column radiator and window to the front elevation. Completing the first floor is the family bathroom comprising a bath, pedestal wash hand basin and WC, with complementary tiling.

### Outside

Occupying a family friendly position along a no through road, the plot firstly offers a driveway providing off road parking and giving access to the integral garage boasting light, power and an up and over door. Gated access to the side leads to a landscaped rear garden featuring a patio area adjacent to the accommodation ideal for outdoor sitting and entertaining. With a lawn area, fencing to boundaries.

### Tenure & Council Tax

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

In line with current money laundering regulations, prospective buyers will be asked to provide us with photo I.D. (e.g. Passport, driving licence, bus pass etc)





and proof of address (e.g. Current utility bill, bank statement etc). You will also be asked to provide us with proof of how you will be funding your purchase. Please note that when making an offer, if you are taking out a mortgage, you will also be asked to have a no obligation chat with our 'in branch' mortgage adviser to confirm your affordability. We ask for your cooperation in this matter as this information will be required before a sale can be agreed.

### Making an Offer

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.

### Agents Note

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### Referrals

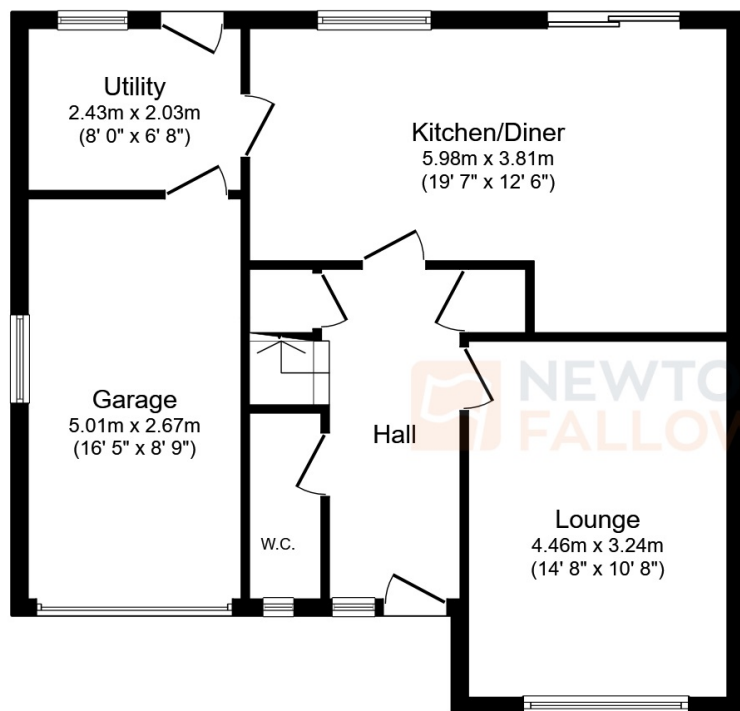
Newton Fallowell and our partners provide a range of services to our vendors and purchasers, although you are free to choose an alternative provider. We can refer you to Benjamin York at Chamelo to help with finances, we may receive a referral fee if you take out a mortgage through him. If you require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

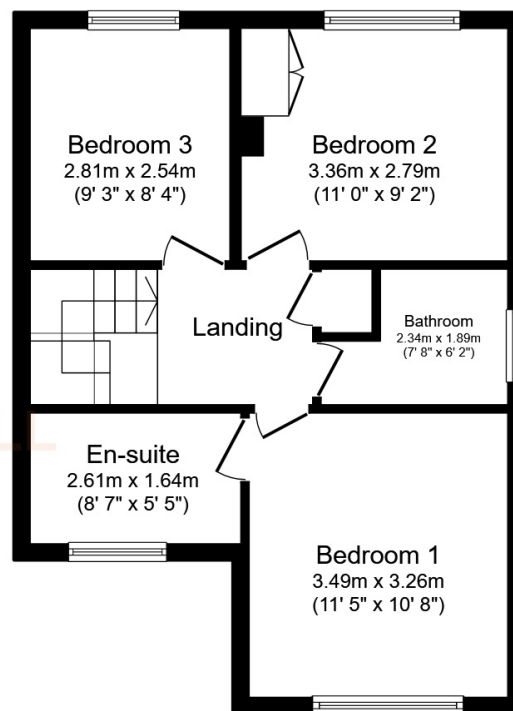






## Ground Floor

Floor area 66.5 m<sup>2</sup> (715 sq.ft.)



## First Floor

Floor area 44.8 m<sup>2</sup> (482 sq.ft.)

**TOTAL: 111.2 m<sup>2</sup> (1,197 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

