



Humberstone Lane, Thurmaston,  
LE4



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£275,000



## Key Features

- Three Bedroom End Town House
- Popular Location
- Off Road Parking to Front & Rear
- Kitchen Diner & Lounge Diner
- Gas Central Heating & Double Glazing
- Potential to Erect a Garage Subject to Necessary Consent
- EPC rating C
- Freehold





OFF ROAD PARKING TO REAR! - Newton Fallowell are delighted to bring to the market this three bedroom bay fronted end town house perfect for first time buyers or growing families. Benefiting from gas central heating and double glazing, the layout includes a kitchen diner, lounge diner and conservatory. Upstairs you will find three well proportioned bedrooms and a modern shower room. Externally there is parking to the front with a low maintenance garden at the rear and further parking beyond with the potential to erect a garage (Subject to Planning). Conveniently located for access to major road links, shops and places of worship, an early viewing is highly recommended to avoid disappointment.

### Ground Floor

Upon entry to the accommodation you step into the kitchen/diner fitted with a range of wall mounted and base units with complementary roll edge work surfaces, tiled splashbacks, inset 1.5 sink and drainer, 'Lamona' oven, four ring gas hob with hood and space for appliances. Flooded with natural light from a walk in bay window to the front, there is tiled flooring and a door leading through to the reception room offering ample space for both formal dining and comfortable sitting with stairs up to the first floor and under stairs storage cupboard you'll also find patio doors opening out into the conservatory which backs on to the garden.

### First Floor

Moving upstairs you will find all three bedrooms, the main bedroom being larger than normal in size and offering views of the rear. There is also loft access, a useful storage cupboard and a modern shower room comprising a walk in shower, wash hand basin and WC, with a heated towel rail.

### Outside

Set back from the road, the front of the property is fully paved and provides parking. The rear garden is also

arranged for low maintenance and is fully paved with a metal shed and fencing to boundaries. There is a gate for access to additional parking to the rear which is accessed via a shared driveway down the side of number 259 Humberstone Lane and is shared by all three houses. There is the potential to erect a detached garage subject to obtaining necessary planning.

### Tenure & Council Tax

We understand the property to be freehold with vacant possession upon completion. Leicester City 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

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.









### 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 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.



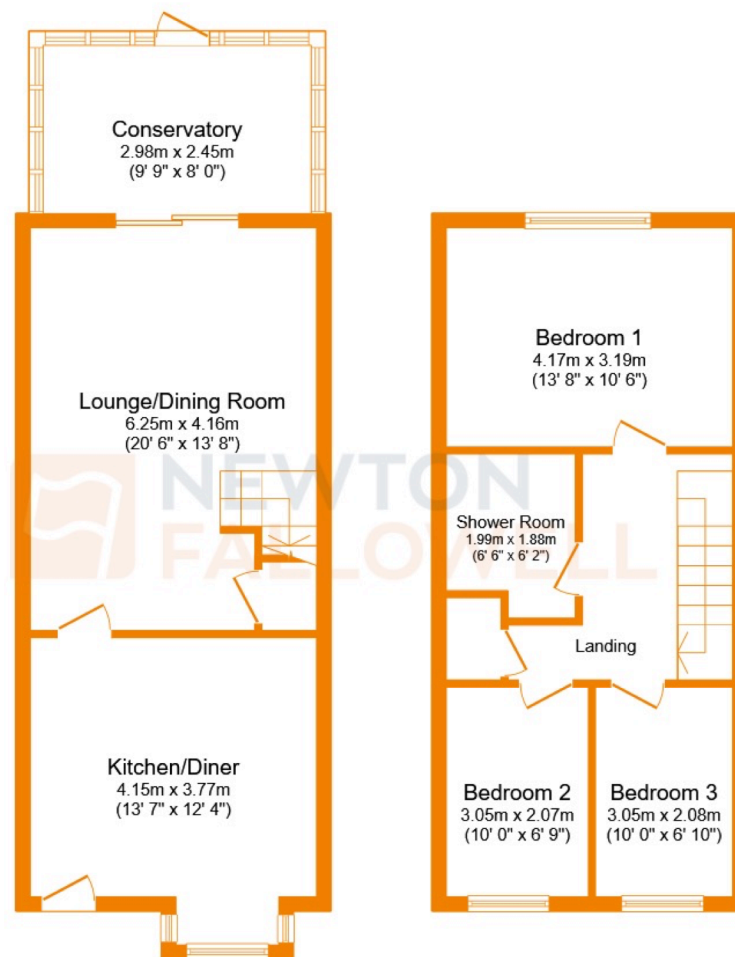










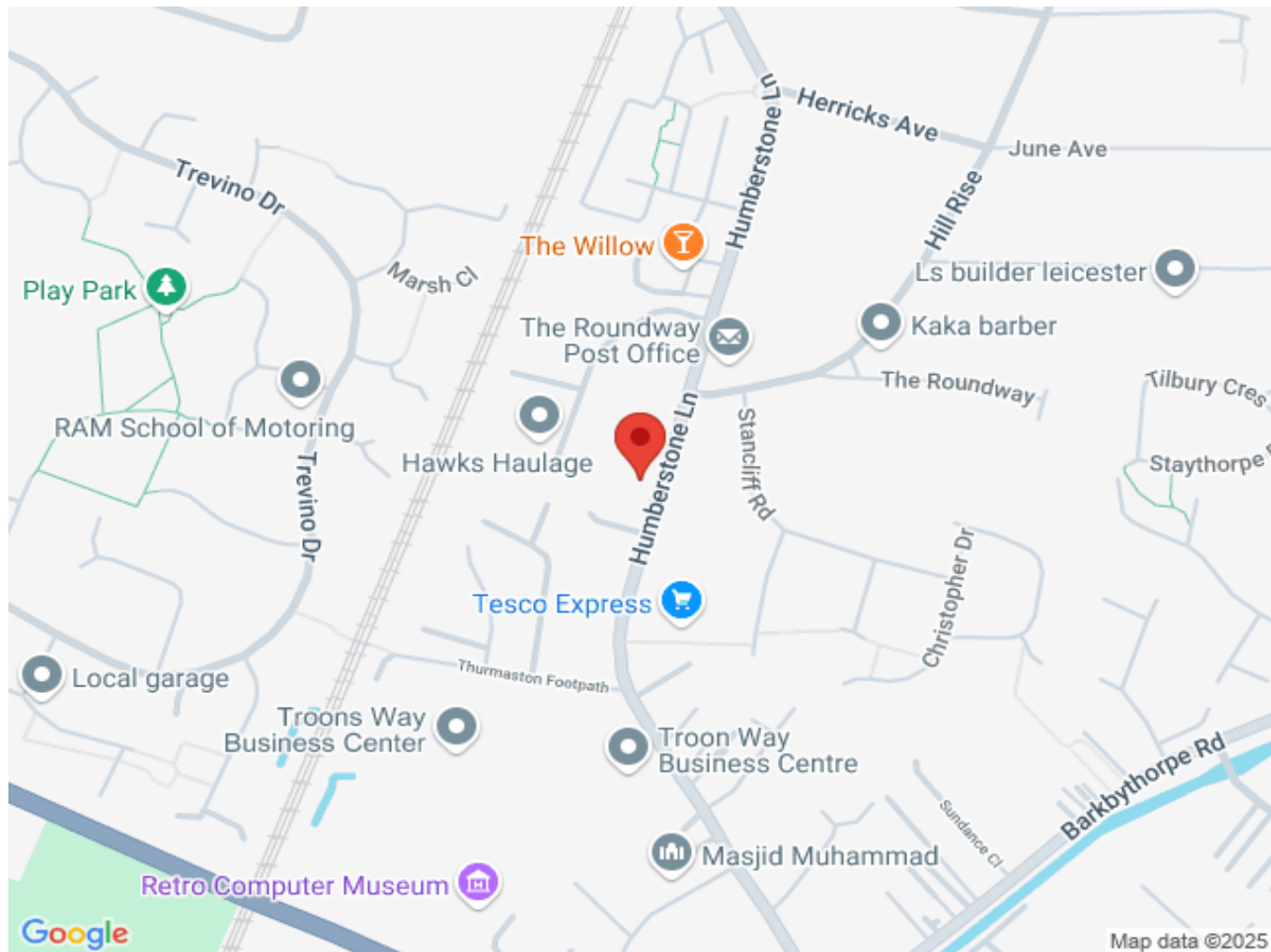


Ground Floor

First Floor

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)





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