



Kings Drive, Leicester Forest East,
LE3



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£280,000

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Key Features

- Three Bedrooms
- Traditional Semi Detached House
- Extended to the Rear
- Driveway & Garage
- Available With No Upward Chain
- Sought After Residential Location
- EPC rating TBC
- Freehold





EXTENDED FAMILY HOME! - Available with no upward chain, Newton Fallowell are delighted to offer buyers an exciting and rare opportunity to acquire an enlarged three bedrooomed semi-detached home occupying a family friendly location being within walking distance to the local park and schooling. Requiring modernisation but boasting the potential to be transformed into a contemporary family home, the gas centrally heated layout includes entrance porch and hallway, open plan lounge diner and l-shaped breakfast kitchen. Upstairs you will find three bedrooms and a bathroom. The enviable plot enjoys parking to the front, single garage and a larger than average garden at the rear. Ideal for those searching for home you can add your own stamp onto, an early viewing is strongly recommended to avoid disappointment.

Ground Floor

Upon entry to the accommodation you step into the entrance porch with a door leading through to the entrance hallway presented with carpet flooring and offering a staircase rising to the first floor. The open plan lounge diner is flooded with natural light provided by a walk in bay window to the front elevation. A particular selling feature of the accommodation is the kitchen enjoying the use of an extension providing the perfect space for a breakfast table. Fitted with a range of wall and base units with complementary work surfaces over, inset 1.5 sink and drainer, four ring hob with hood, built in oven and space for appliances. With dual aspect glazing, useful pantry and access to the rear garden.

First Floor

Moving upstairs the property enjoys a traditional three-bedroom layout, with two double bedrooms both benefiting from having fitted wardrobes and a third single bedroom. A bathroom completes the first floor accommodation fitted with a three piece suite comprising a bath with shower over, pedestal wash

hand basin and WC, with complementary tiled surrounds.

Outside

Enjoying a popular residential location, the plot firstly offers a driveway providing off road parking and giving access to the single garage measuring 5.40m x 2.59m. Another focal point of the accommodation is the larger than normal mainly laid to lawn rear garden featuring a low maintenance area adjacent to the accommodation ideal for outdoor entertaining. With a variety of plants, shrubs and trees to borders.

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

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

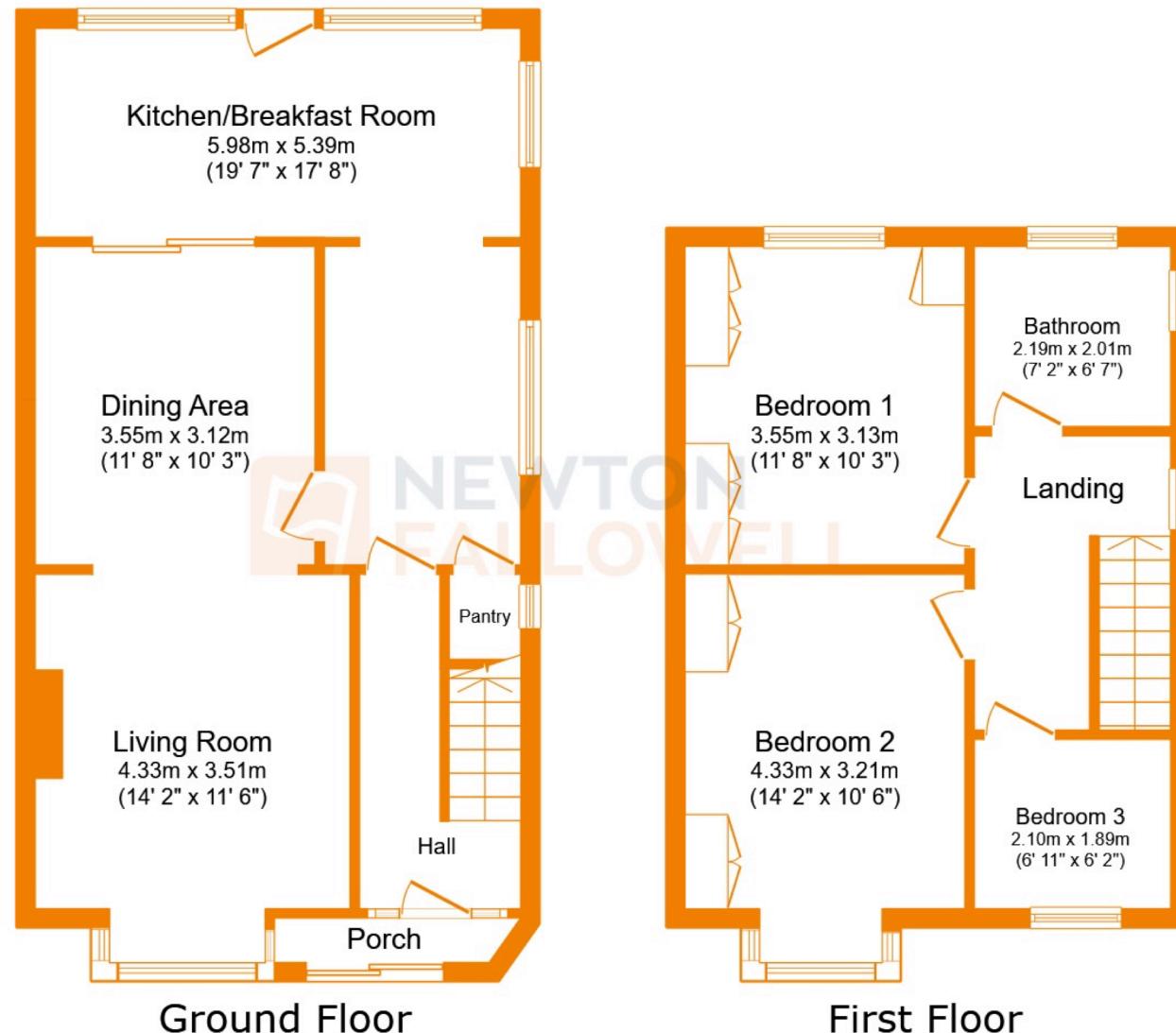
Newton Fallowell and our partners provide a range of services to our vendors and purchasers, although you are free to choose an alternative provider. We can refer you to MAB to help with finances, we may receive a referral fee if you take out a mortgage through him. If you require a solicitor to handle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







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



 **NEWTONFALLOWELL**

0116 366 5666

lfe@newtonfallowell.co.uk