



South Avenue, Leicester Forest  
East, LE3

 3  1  2



£279,950



## Key Features

- Three Bedroom Semi Detached Home
- Owned By The Same Family Since 1956
- Extended Across the Rear
- Driveway, Garage & Larger Than Normal Garden
- Gas Central Heating
- Popular Residential Location
- EPC rating TBC







**EXTENDED FAMILY HOME!** – Ideal for growing families in search of a well proportioned home with amazing potential to add your own stamp, fall in love with this traditional three bedroom semi detached home boasting an extension to the rear creating additional downstairs space. Having been occupied by the same family since 1956, the gas centrally heated accommodation includes an entrance porch and hallway, two reception rooms and breakfast kitchen. Upstairs you will find three bedrooms and bathroom, all set within a plot affording parking to the front, garage and a larger than normal garden to the rear. Perfectly positioned for easy access to major road links as well as being within walking distance to Fossebrook Primary School, an early viewing is strongly recommended to avoid disappointment.

### Ground Floor Accommodation

Upon entry to the accommodation, you step into the entrance porch with a door opening into the welcoming entrance hallway offering access to all of the downstairs accommodation with a staircase to the first floor and ample space for your coats and shoes. The primary reception room is positioned around a feature gas fireplace and enjoys an abundance of natural light provided by a bay window to the front elevation. The second reception room offers space for both comfortable sitting and formal dining having been enlarged by an extension to the rear. A door opens out into the rear garden. Completing the downstairs is the enlarged breakfast kitchen fitted with a range of wall mounted and base units with complementary work surfaces over, tiled splashbacks, sink and double drainer and space for appliances (negotiable). There is also dual aspect glazing, useful pantry and a side access door.

### First Floor Accommodation

Moving upstairs you will find three bedrooms, two of which are comfortable doubles. The landing also

serves access to the bathroom fitted with a three piece suite comprising a bath, wash hand basin and WC, with complementary tiled surrounds.

### Outside

To the front of the accommodation is a driveway providing off road parking leading alongside the property to the single garage boasting light, power, up and over door to the front and a side access door. The larger than normal rear garden is mainly laid to lawn and feature a patio area perfect for outdoor sitting. With a variety of plants and shrubs, summer house, greenhouse and shed.

### Tenure & Council Tax

We understand the property to be freehold with vacant possession upon completion. Blaby District Council – Tax Band C. 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.



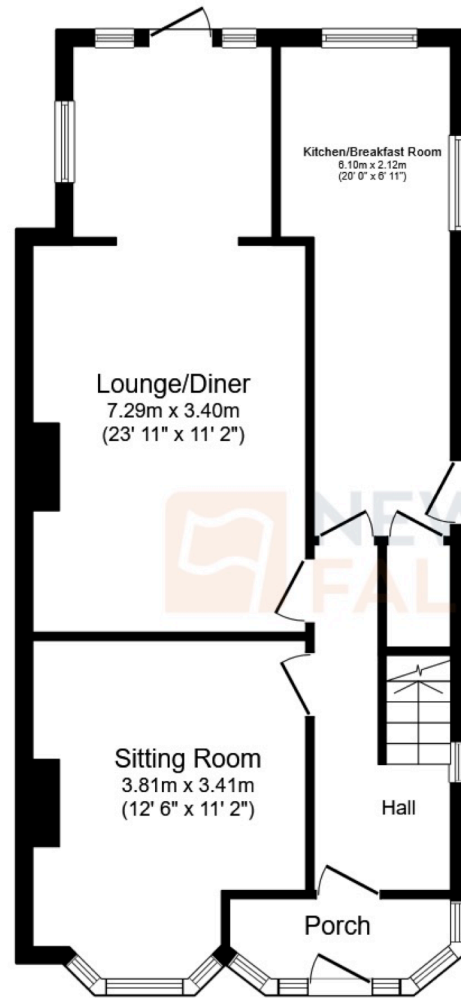






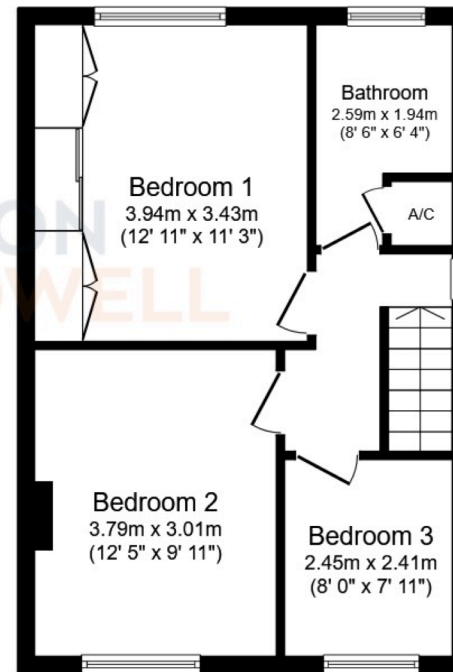






## Ground Floor

Floor area 58.5 m<sup>2</sup> (629 sq.ft.)



## First Floor

Floor area 40.9 m<sup>2</sup> (440 sq.ft.)

**TOTAL: 99.3 m<sup>2</sup> (1,069 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)



