



Laithwaite Close, Anstey Heights,
Leicester, LE4



£190,000



Key Features

- Two Full Width Bedrooms
- Semi Detached Home
- Larger Than Usual Plot With Ample Parking
- Gas Central Heating
- Close Proximity to Beaumont Shopping Centre
- Ideal First Home or Investment
- EPC rating D
- Freehold





PERFECT FIRST PURCHASE! Occupying a larger than usual plot with ample off road parking and lawned gardens to the front and rear, fall in love with this two bedroom semi detached home ideal for first time buyers, investors or someone looking to downsize from a larger family home. Benefiting from gas central heating, the layout includes an entrance porch, lounge, kitchen, two bedrooms and bathroom. Ideally located for access to Beaumont Leys Shopping as well as major road links, an early viewing is strongly recommended to avoid disappointment.

Ground Floor

Upon entry to the accommodation you step into the entrance porch offering access to the reception room positioned around a feature fireplace and offering light provided by a window to the front elevation. With a staircase rising to the first floor and a door leading through to the full width kitchen fitted with a range of wall mounted and base units with complementary roll edge work surfaces, tiled splashbacks, inset sink and drainer and space for appliances. A door opens to provide access into the rear garden.

First Floor

Moving upstairs you will find two full width bedrooms and a bathroom fitted with a three piece suite comprising a bath with shower over, wash hand basin and WC, with complementary tiling and a window to the side elevation.

Outside

Situated in a popular residential location, the plot offers a lawned front garden with a driveway to the side providing off road parking for two cars. Gated access leads through to rear garden being mainly laid to lawn and not overlooked from beyond. With a patio area adjacent to the accommodation ideal for outdoor sitting and entertaining.

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

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

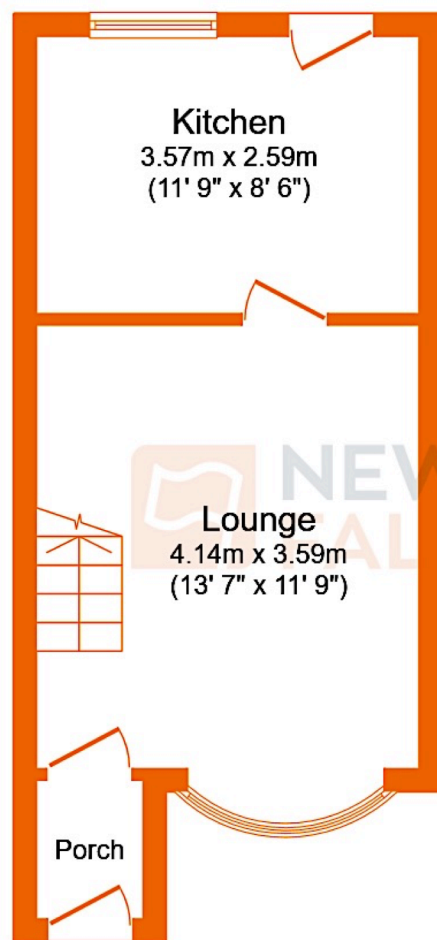
Newton Fallowell and our partners provide a range of services to our vendors and purchasers, although you are free to choose an alternative provider. We can refer you to Benjamin York at Chamelo to help with finances, we may receive a referral fee if you take out a mortgage through him. If you require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

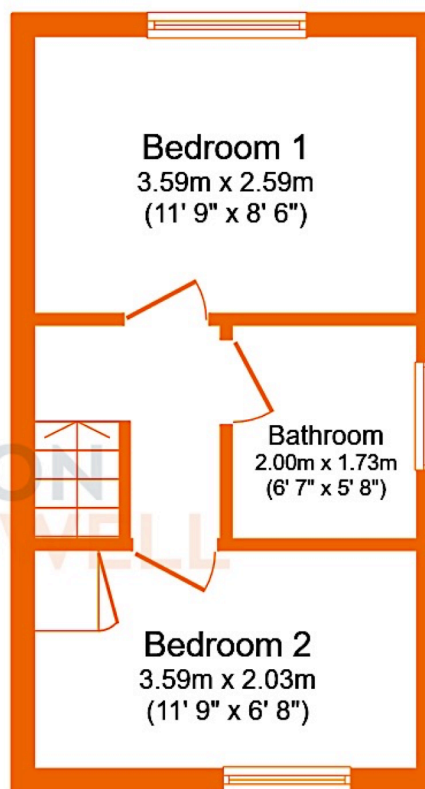
If you have a house to sell then we would love to provide you with a free no obligation valuation.







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

