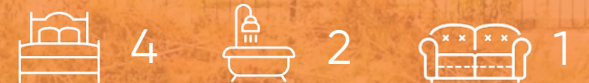




Langton Way, Leicester, LE4



£350,000



Key Features

- Three/Four Bedroom Town House
- Desirable Position Overlooking Canal
- Lounge & Kitchen Diner
- Allocated Parking to Rear
- Ideal For Growing Families
- Convenient Location
- EPC rating B
- Freehold





MODERN TOWN HOUSE! - Occupying a desirable position with views of the canal to the front, walk in and be surprised by this contemporary styled three/four bedroom town house situated within close proximity to local amenities, recreational areas and schools with good road links to Birstall, Leicester City Centre and the popular Abbey Park. An ideal family home, the well proportioned accommodation is set across three floors and benefits from gas central heating and double glazing. The layout offers an entrance hall, lounge, ground floor WC and a full width lounge, inner lobby with access to a downstairs WC and a kitchen diner. Upstairs you will find two bedrooms and a bathroom, with a further staircase rising to two further double bedrooms and shower room. Outside there is a garden and allocated parking to the rear. An early viewing is strongly recommended.

Ground Floor

Upon entry to the accommodation you step into the welcoming entrance hall with a staircase rising to the first floor and a door leading through to the reception room offering a window overlooking the front elevation. A door leads through to the inner lobby offering a useful storage and access to a guest WC. The full width kitchen diner is fitted with a modern range of wall mounted and base units with complementary work surfaces over and matching splashbacks. Features include an inset sink and drainer, built in oven, four ring hob with extraction hood above and space for both a washing machine and fridge freezer. Affording ample space for a table and chairs, a door gives access to the garden.

First Floor

Moving upstairs, a landing gives access to two full width bedrooms, both neutrally decorated and flooded with natural light by two double glazed windows. The family bathroom is fitted with a

contemporary three piece suite comprising a bath with shower over, wash hand basin and wc, with complementary tiling. A staircase rises to the second floor.

Second Floor

Featuring two full width double bedrooms both with built in wardrobes, the master bedroom being larger than normal and enjoying views of the canal by two double glazed windows. Completing the second floor is the modern shower room fitted with a three piece suite comprising a shower cubicle, wash hand basin and WC. The landing offers a useful built in cupboard and access to the insulated loft space.

Outside

Occupying a pleasant position on the outskirts of this desirable development with views of the canal. The rear garden offers both paved and lawned areas with fencing to boundaries. Gated access at the back leads to the allocated parking space.

Tenure & Council Tax

We understand the property to be freehold with vacant possession upon completion. PLEASE NOTE: We have been advised by the seller that the current service charge is approx £10.84 per month from 1st April 2025. 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

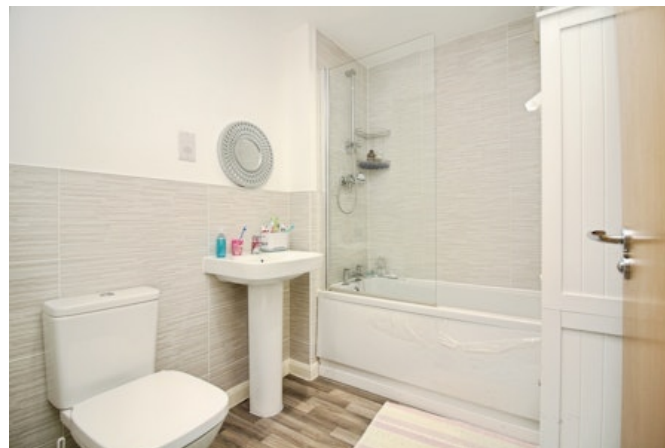
"We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £60 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks."

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 firm's 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



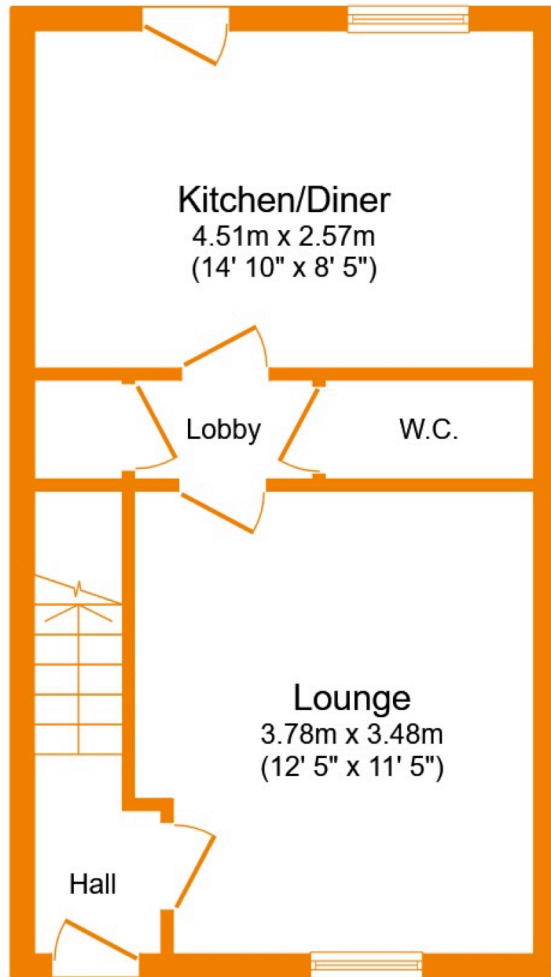
you require a solicitor to handle your sale or purchase, we can refer you on to a panel of preferred providers and we will receive a referral fee should you decide to use them to sell or purchase a property. We can also refer you to a surveyor and energy assessor and we will receive a referral fee should you use their services. If you require more information regarding our referral programmes, please ask at our office.

Free Property Valuations

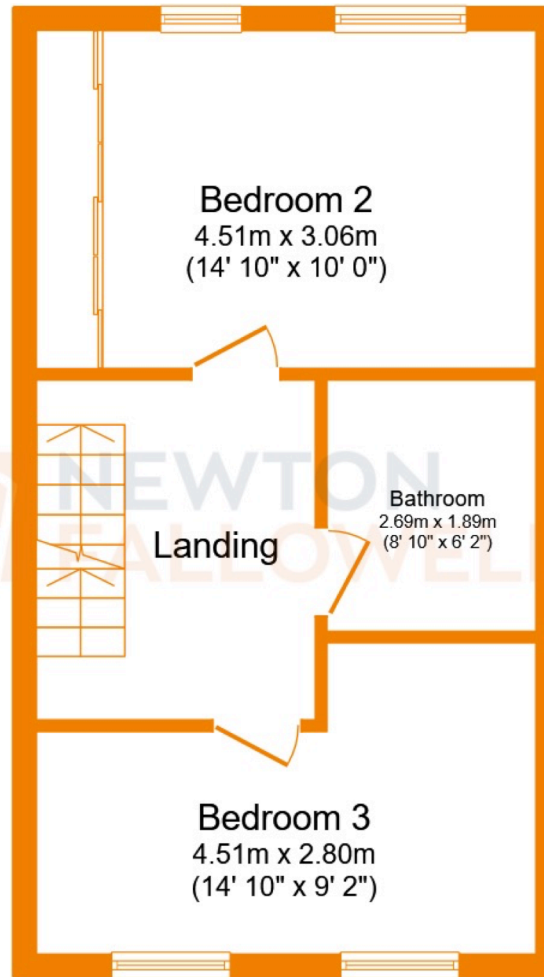
If you have a house to sell then we would love to provide you with a free no obligation valuation.



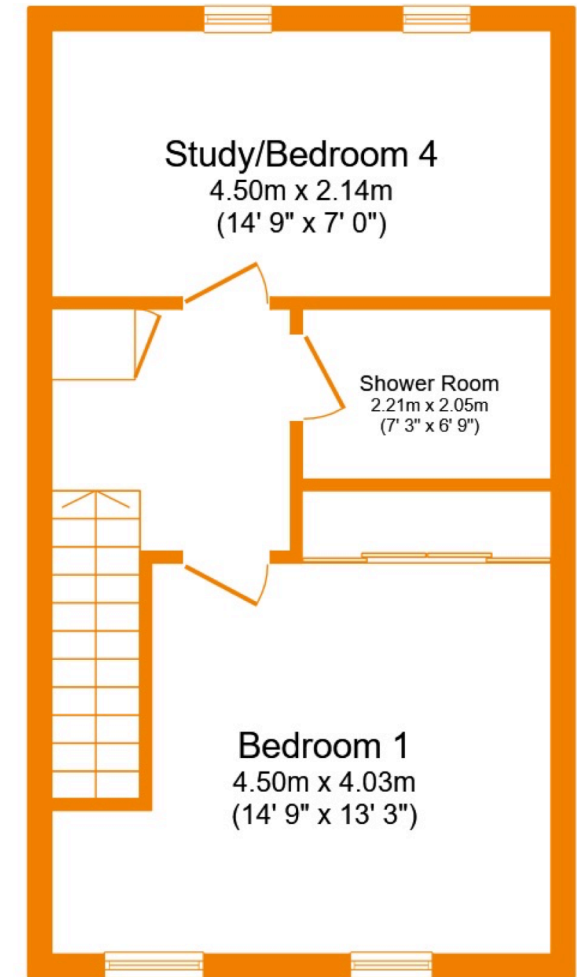




Ground Floor



First Floor



Second Floor



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