



St. Ives Road, Leicester, LE4

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£270,000



Key Features

- Three Bedrooms
- Traditional Mid Terrace
- Conveniently Located For Access to Leicester
- Gas Central Heating & Double Glazing
- Lawned Rear Garden
- Ideal First Purchase or Family Home
- EPC rating TBC
- Freehold





An exciting opportunity to step onto the property ladder with this three-bedroom home located off the ever-popular Gipsy Lane. Benefiting from gas central heating and double glazing, this property is conveniently situated close to local amenities, local schooling, and excellent bus routes into the city, it's the perfect choice for first-time buyers. Internally, the layout boasts an entrance hall, lounge, dining room and kitchen, with the first floor offering three bedrooms and bathroom. The plot offers a garden to the rear. Viewing is essential to truly appreciate the size and condition of the accommodation on offer.

Welcome to your new home

Upon entry to the home you step into the entrance hall with a staircase rising to the first floor and offering access to the reception room flooded with an abundance of natural light provided by a walk in box window to the front elevation. The second room is perfect for formal dining and is adjacent to the kitchen, fitted with a range of wall and base units with complementary work surfaces over. Features include a built in oven, hob with hood, space for fridge freezer, integrated dishwasher and an inset sink and drainer.

Moving upstairs

Ascend to the first floor where a landing gives access to three bedrooms, two of which are comfortable doubles. The second bedroom features a built in wardrobe as well as a cupboard housing the central heating boiler. The bathroom is fitted with a bath with shower over, wash hand basin and WC, with complementary tiling.

Outside

To the front of the property is a small fore garden enclosed by a brick-built retaining wall, adding character and curb appeal. To the rear lies a larger, enclosed garden being mainly laid to lawn and offering a patio area adjacent to the home ideal for outdoor sitting and entertaining.

Location

St Ives Road is a popular residential street in the LE4 area of Leicester, known for its family-friendly feel and mix of well-kept semi-detached and traditional homes. The location offers convenient access to regular bus routes, making travel to Leicester city centre quick and straightforward.

A good selection of local amenities, shops, and services are nearby, along with several well-regarded primary and secondary schools, making the area ideal for families. With a stable local property market and a friendly community atmosphere, St Ives Road remains a sought-after location for buyers and renters alike.

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

"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 firms employment has the authority to make or give any representation or warranty in respect of the property. We retain the copyright.



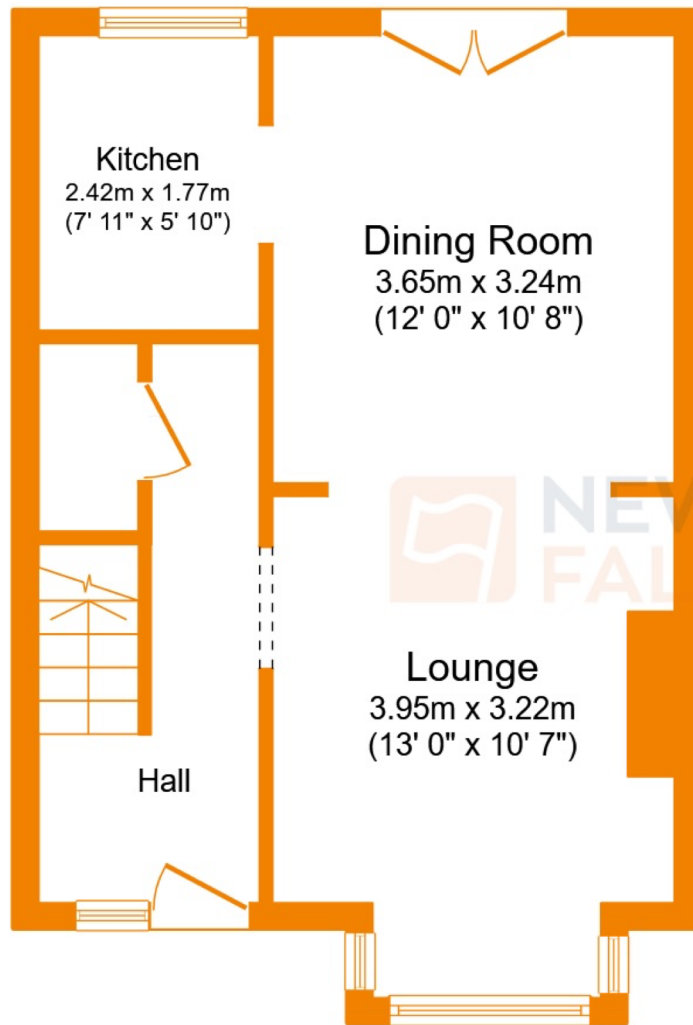
Referrals

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.

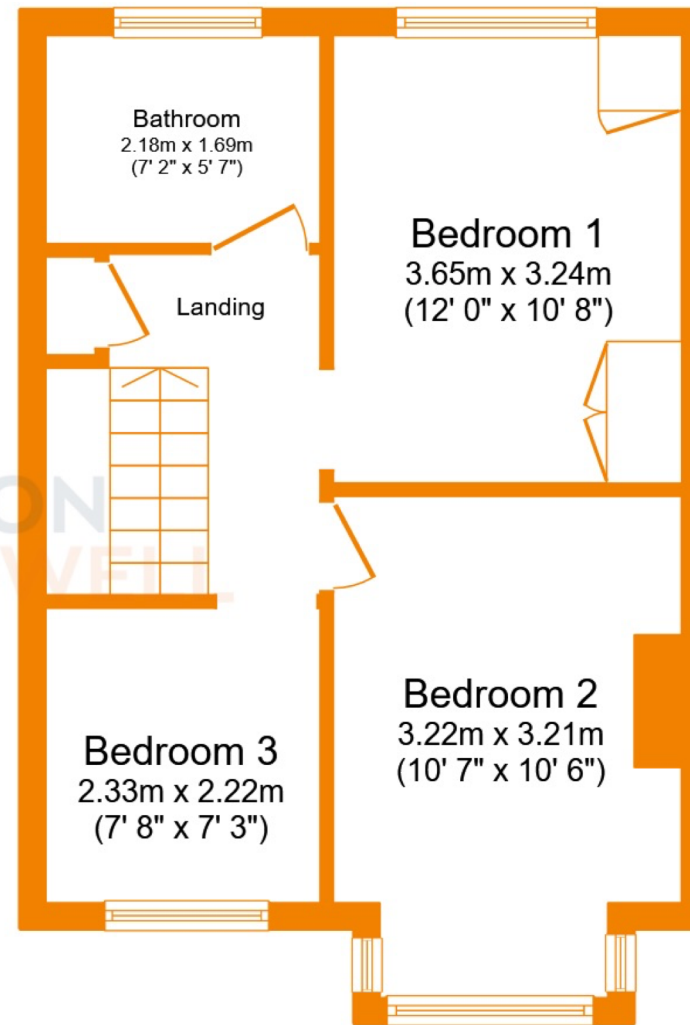
Free Property Valuations

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





Ground Floor



First Floor

