



- THREE BEDROOM TOWN HOUSE
- IDEAL FAMILY HOME
- CONSERVATORY TO REAR

- HIGHLY FAVOURABLE LOCATION
- OFF ROAD PARKING
- COUNCIL TAX BAND - A

Price guide £230,000



This well presented three bedroom Town House is situated within close proximity to both local primary and secondary schools in Newfoundpool. The property is ideal for families and people of all ages who are looking for easy commuting to Leicester City Centre, Glenfield Hospital and the local motorway networks. In brief this lovely home benefits from an Entrance Hall, Living Room, Kitchen/Breakfast, Conservatory, First Floor Landing, Three Bedrooms and a Bathroom. To the rear there is an extensive garden and from the front, off road parking. PLEASE VIEW OUR VIRTUAL TOURS FOR MORE DETAIL.

**ENTRANCE HALL**

Having stairs leading to the first floor landing, radiator and doors leading to:

**LIVING ROOM**

16'1 x 11'10 (4.90m x 3.61m)

Benefiting from a window to the front aspect, radiator, power points, TV point, feature fire surround and patio doors to the:

**CONSERVATORY**

21'1 x 8'2 (6.43m x 2.49m)

With windows to the rear aspect, power points, patio doors to the rear garden and a store and access to a WC.

**KITCHEN/BREAKFAST**

15'3 - 10'11 x 9'5 - 8'1 (4.65m - 3.33m x 2.87m - 2.46m)

Having a brick feature, windows to both the front and rear aspects, radiator, power points and a range of wall and base units with work surface, sink with a mixer tap and drainer.

**FIRST FLOOR LANDING**

There is a window to the rear aspect and doors to:

**BEDROOM**

10'2 x 12' - 9'9 (3.10m x 3.66m - 2.97m)

Benefiting from windows to the front aspect, radiator, power points and fitted wardrobes.

**BEDROOM**

9'11 x 7'2 (3.02m x 2.18m)

Having a window to the front aspect, radiator, power points and fitted wardrobes.

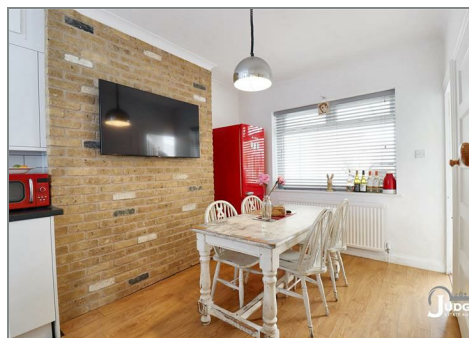
**BEDROOM**

7'10 x 6'10 (2.39m x 2.08m)

With a window to the rear aspect, radiator, power points and fitted cupboard.

**BATHROOM**

Comprising a low level WC, Wash hand basin, Bath with Shower over, Window to the rear aspect, Radiator and Complimentary tiling.





#### REAR GARDEN

An extensive, well established garden that benefits from a patio that steps down toward a generously laid to lawn area having borders home to a number of shrubs and plants. There is also a Shed.

#### PARKING

From the front there is off road parking.

#### VIEWINGS

We always like any potential purchaser to follow our four steps

- 1) Read property description
- 2) Look at Floorplan
- 3) Watch our virtual viewing video
- 4) Please provide and assist proof of affordability

After these stages, we are happy to arrange a viewing suitable to both purchaser and vendor.

#### MEASUREMENTS

Every care has been taken to reflect the true dimensions of this property but they should be treated as approximate and for general guidance only.

#### MONEY LAUNDERING

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). We ask for your cooperation in this matter as this information will be required before a sale can be agreed.

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your cooperation in order that there will be no delay in agreeing the sale.

2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

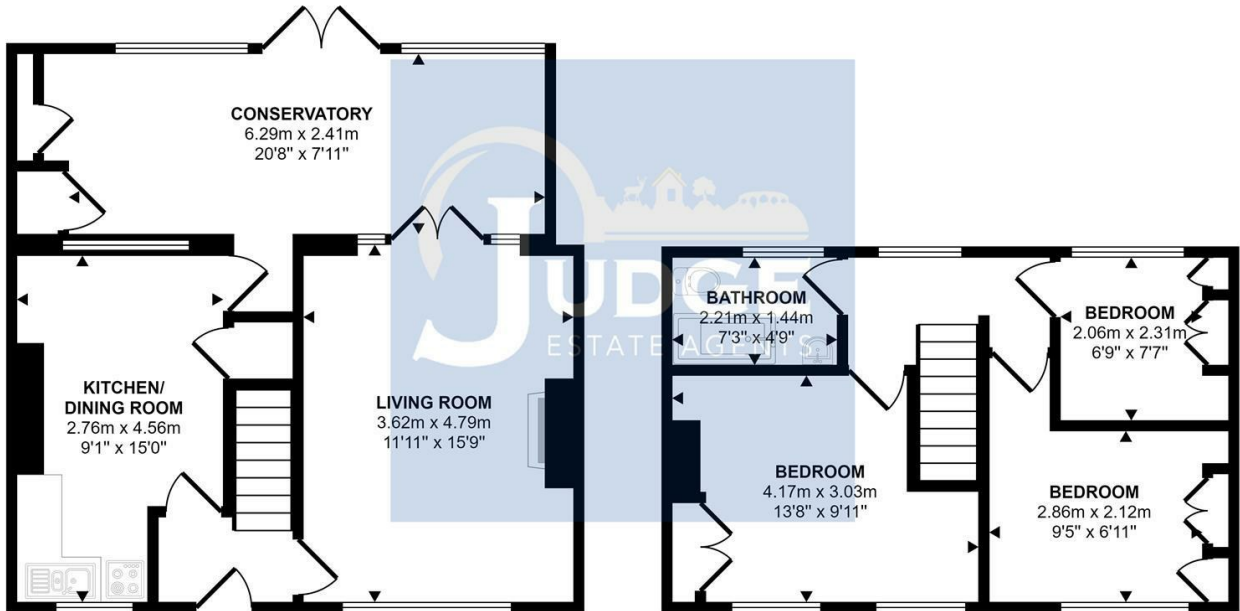
3. The measurements indicated are supplied for guidance only and as such must be considered incorrect.

4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR



Approx Gross Internal Area  
88 sq m / 947 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

