



New Way Road, Evington,
Leicester, LE5

 4  2  2

Offers over £475,000



Key Features

- Three/Four Bedroom Semi Detached Home
- Extended to Side & Rear
- Perfect For Growing Families
- Popular Evington Area of Leicester LE5
- Ground Floor Shower Room
- Useful Outbuilding With Light & Power
- EPC rating TBC
- Freehold





Newton Fallowell Oadby are pleased to offer For Sale this much improved and significantly extended three/four bedroom traditional semi detached home located within the popular Evington area of Leicester LE5. The property is situated within close proximity to schools, shops, amenities and bus routes with excellent road links to Oadby, Stonegate and Leicester City Centre. The accommodation benefits from gas central heating and double glazing and briefly comprises an entrance hallway with cloaks cupboard, two reception rooms, breakfast kitchen, shower room and downstairs bedroom/home office. The first floor offers two double bedrooms with fitted wardrobes, further third bedroom, bathroom and separate WC. Outside there is a low maintenance frontage with two car driveway with a split level garden at the rear featuring a useful outbuilding with light and power. An immediate viewing comes highly recommended.

Ground Floor

You first step into the welcoming entrance hallway presented with tiled flooring and featuring a useful cloaks cupboard under the stairs. The front reception room enjoys an abundance of natural light provided by a walk in bay window, with built in storage (one of which houses a pull out bed for guests). The enlarged second reception room is presented with carpet flooring and offers a fireplace and sliding doors leading to the rear. A particular selling feature is the I-shaped breakfast kitchen fitted with a range of units with roll edge surfaces, tiled splashbacks, built in dishwasher, double oven, five ring hob with hood, sink and drainer, space for a washing machine and fridge freezer. A door leads to the contemporary fitted shower room comprising a shower, wash hand basin and wc, with velux window and tiled surrounds. There is also an additional downstairs currently used as a fourth bedroom but would equally make a wonderful home

office or playroom.

First Floor

Stairs rise from the hallway to the landing which gives access to two double bedrooms (both with built in wardrobes) and a third bedroom also boasting a built in wardrobe. The bathroom is fitted with a modern two piece suite with a built in cupboard housing the gas central heating boiler. A separate WC can be found adjacent with a window to the side.

Outside

The plot boasts a driveway to the front providing off road parking for two cars. To the rear is a particularly private garden not overlooked from beyond and split across three levels with a patio area adjacent to the accommodation ideal for outdoor sitting and entertaining. Steps lead down to a useful outbuilding measuring 2.77m x 5.31m and boasts light and power. This space would make a wonderful home office, games room or place for storage.

Tenure & Council Tax

We understand the property to be freehold with vacant possession upon completion. Leicester City 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.

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. 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.

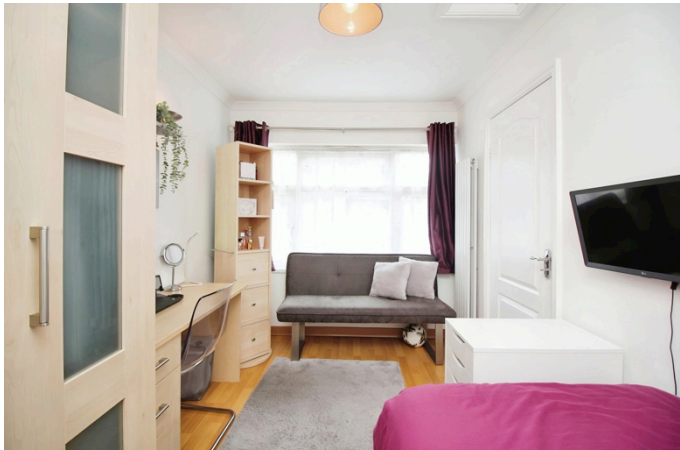
Referrals

Newton Fallowell and our partners provide a range of services to our vendors and purchasers, although you are free to choose an alternative provider. 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.

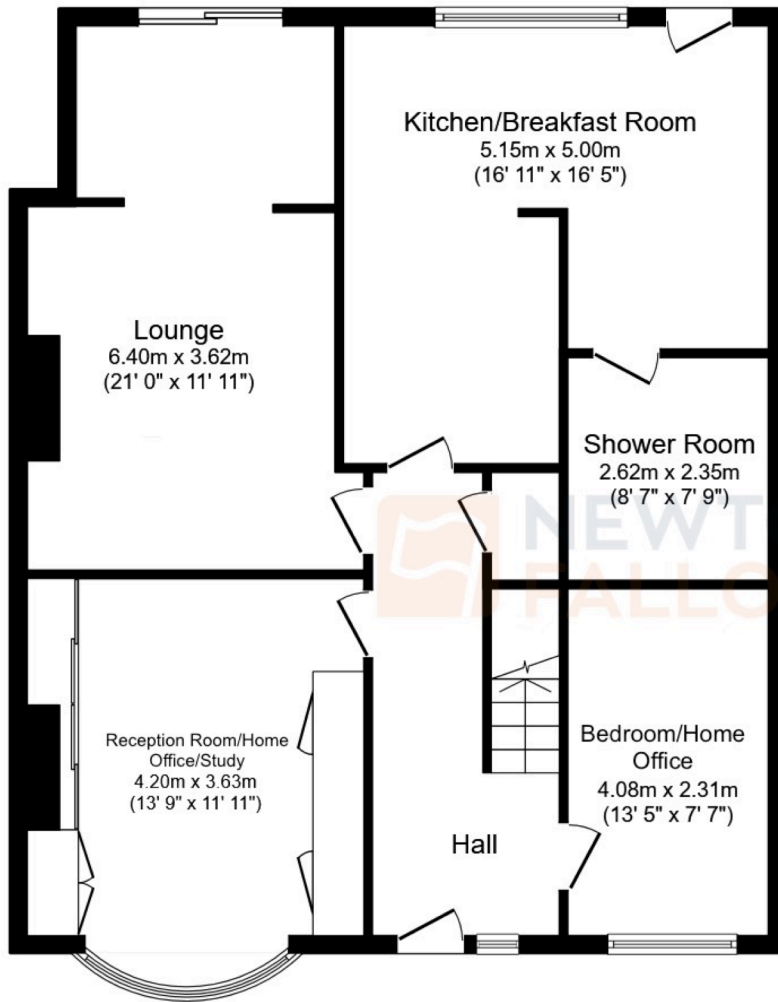
Free Property Valuations

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



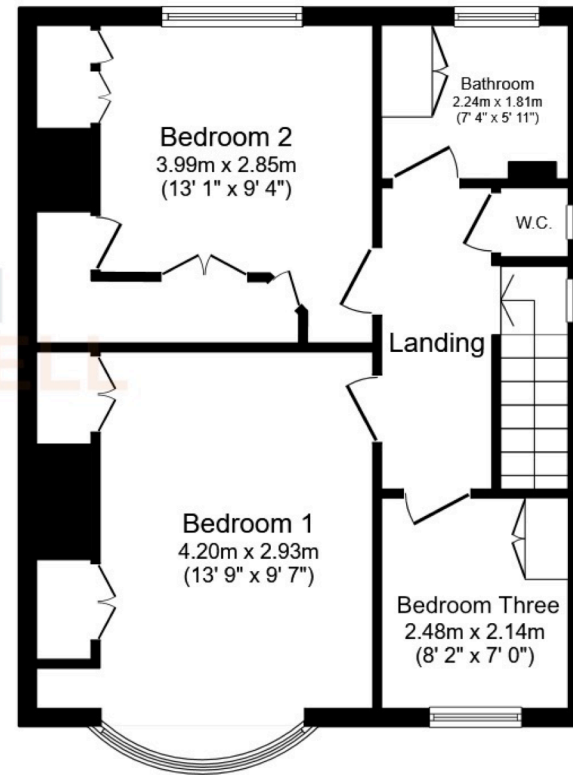






Ground Floor

Floor area 93.2 m² (1,003 sq.ft.)



First Floor

Floor area 51.4 m² (554 sq.ft.)

TOTAL: 144.6 m² (1,557 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



 **NEWTONFALLOWELL**

0116 3660990
oadby@newtonfallowell.co.uk