

# FOR SALE



**Abbey**  
Lettings & Sales



## Newstead Avenue

Leicester, LE3 9TB

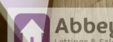
**Offers over £325,000**



Welcome to your dream home! This stunning 3 bedroom detached house boasts exquisite features, including oak floors, modern kitchen where you can cook up culinary delights complete with sleek quartz worktops and unwind in the cosy living area, featuring a gas fire with elegant marble surroundings, perfect for chilly evenings.

The property comprises of entrance porch, entrance hall, lounge, kitchen/diner, utility room, downstairs WC and garage. To the first floor there are three double bedrooms and family bathroom.

This exquisite 3 bedroom detached house offers the epitome of luxury living, with oak floors, quartz worktops, and a gas fire with marble surroundings. Don't miss out on the opportunity to make this stunning residence your new home. Contact us today to arrange a viewing and experience the elegance firsthand.



**Entrance Porch**  
Front door, wall light point, windows, tiled flooring and door leading to entrance hall.

**Entrance Hall**  
Ceiling light point, radiator, window, oak flooring, BT/Virgin point, stairs leading to 1st floor and door leading to lounge.

**Lounge 16'3" x 15'5" (4.954 x 4.721)**  
Ceiling light point, double glazed bow window, two radiators, gas fire with marble surrounds, virgin media point, oak flooring and door leading to kitchen/diner.

**Kitchen/Diner 19'3" x 12'10" (5.889 x 3.914)**  
Ceiling spot light points, a recently fully fitted kitchen offering base and wall cupboards, quartz worktop with sink and drainer with hot and cold mixer tap, integrated double oven, 5 ring gas hob and extractor fan, oak wood flooring, 2 radiators, electric floor heater door leading to rear lobby and French doors leading to the rear garden.

**Rear Lobby**  
Ceiling light point, tiled flooring and doors leading to utility room, downstairs WC, garage and rear garden.

**Utility Room 7'9" x 6'4" (2.371 x 1.931)**  
Ceiling light point, double glazed window, tiled flooring, base and wall cupboards, worktop, sink and drainer, hot and cold mixer tap over and plumbing for washing machine.

**WC 2'5" x 4'11" (0.746 x 1.513)**  
Ceiling light point, window, tiled flooring and low level flush toilet.

**Stairs & Landing to 1st Floor**  
Ceiling light point, double glazed window, carpeted flooring, storage cupboard and doors leading to bedroom 1, 2, 3 and bathroom.

**Bedroom 1 12'5" x 14'6" (3.803 x 4.445)**  
Ceiling light point, double glazed window, radiator, TV points, built in wardrobes/draws and laminate flooring.

**Bedroom 2 10'1" x 12'7" (3.084 x 3.855)**  
Ceiling light point, double glazed window, radiator, Virgin points and carpeted flooring.

**Bedroom 3 6'11" x 10'5" (2.133 x 3.185)**  
Ceiling light point, double glazed window, Virgin point, radiator, shelving and oak flooring.

**Bathroom 8'5" x 7'2" (2.584 x 2.186)**  
Ceiling spotlight points, two double-glazed windows, extractor fan, radiator, vinyl flooring, wall heater, a 4 piece bathroom suite comprising of a bath with a thermostatic shower, wash hand basin below bidet, and a low-level flush toilet.

**Integral Garage 16'6" x 7'11" (5.047 x 2.426)**  
Up and over door, ceiling light point, electrical points and boiler.

**Externally**

**To The Front of The Property**  
There is a garden offering lawn area, hedged borders and driveway leading to front door and single garage.

**To The Back of The Property**  
There is an enclosed garden offering, a patio with lawn area and storage shed.

**Additional Information**  
Council Tax Band: C

**How To Make An Offer** - Please email with any offers along with proof of funds and mortgage in principle. Please include a photo ID and a recent utility bill with your current address this will then be submitted to the vendor.

Please be aware that if you make an offer and you do require a mortgage your details will be shared with our mortgage advisors Venture Mortgages & Protection as they provide us with a pre-qualifying service to verify your offer for the vendor.

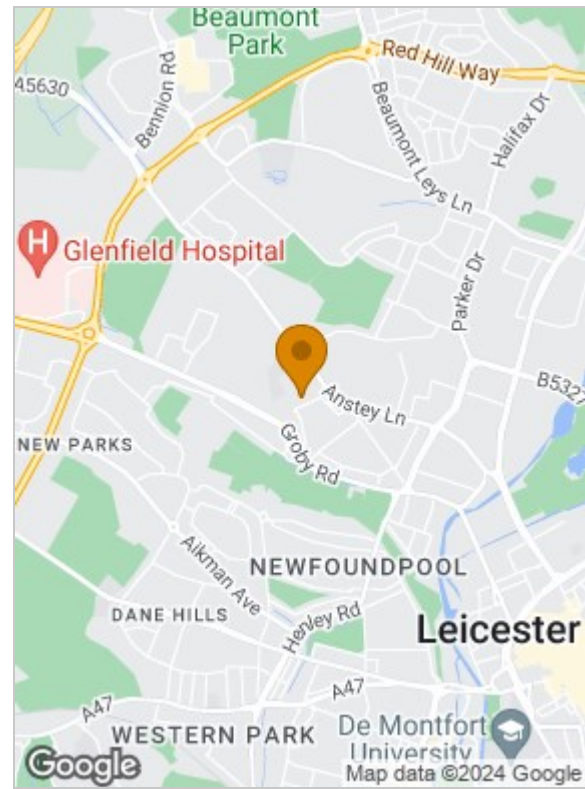
**Money Laundering** - In line with current money laundering regulations, prospective buyers will be asked to provide us with a photo I.D. (e.g. Passport, driving license, bus pass, etc) and proof of address (e.g. Current utility bill, bank statement, etc). We ask for your cooperation in this matter as this information will be required before a sale can be agreed.

**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, floor plans, 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 Abbey Lettings & Sales. Lease details and service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to the 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 in all advertising material used to market this Property.

**Referrals** - Abbey Lettings and Sales provide a range of services to our vendors and purchasers, although you are free to choose an alternative provider. We can refer you to Mortgage Advice Broker to help with finances, we may receive a referral fee if you take out a mortgage through them. 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 mortgage adviser and we will receive a referral fee should you use their services. If you require more information regarding our referral programs, 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.

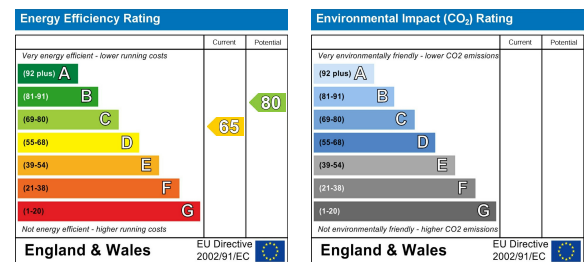
**Area Map**



**Floor Plans**



**Energy Efficiency Graph**



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