

FOR SALE



Abbey
Lettings & Sales



Wellingar Close

Leicester, LE3 3SA

Offers in excess of £240,000

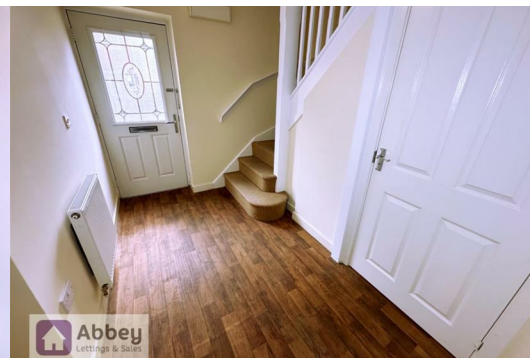


Welcome to this charming 3-bedroom semi-detached family home located in the desirable area of Wellingar Close, Thorpe Astley, Leicester. This property boasts a spacious reception room, perfect for entertaining guests or relaxing with your loved ones.

With 2 bathrooms, there will be no more morning queues, ensuring a stress-free start to your day plus the layout of the property also provides convenience for you and your visitors.

Situated close to the Meridian and Grove Business Park, this home offers a great location for professionals. Additionally, the proximity to the Meridian Leisure Complex and Fosse Shopping Park ensures that entertainment and retail therapy are just a stone's throw away.

Conveniently located near the M1 & M69, commuting will be a breeze for those who need to travel for work or leisure. Don't miss out on the opportunity to make this lovely property your new home sweet home.



Entrance Hall

Composite front door, ceiling light point, radiator, vinyl flooring, stairs leading to 1st floor and doors leading to bedroom3/study, downstairs w/c and garage.

Bedroom 3/Study 9'0" x 8'9" (2.768 x 2.689)

Ceiling light point, radiator, carpeted flooring and French doors leading to rear garden.

Downstairs WC 5'2" x 3'11" (1.595 x 1.216)

Ceiling light point, double glazed window, radiator, vinyl flooring, a two piece suite comprising of wash hand basin and low level flush toilet.

Stairs & 1st Floor Landing

Ceiling light point, radiator, double glazed window, carpeted flooring, stairs leading to 2nd floor and doors leading to lounge/diner and kitchen.

Lounge/Diner 19'5" x 11'4" (5.925 x 3.460)

Two ceiling light points, double glazed window to rear, 2 radiators, carpeted flooring, bt/tv points and French doors to front Juliet balcony.

Kitchen 9'8" x 9'6" (2.965 x 2.917)

Ceiling light point, double glazed window, floor fan heater, fully fitted kitchen offering base and wall cupboards, rolled edge worktop with stainless steel sink and drainer, hot and cold mixer tap over, gas hob, electric oven and extractor fan, washing machine, fridge/freezer, dishwasher and vinyl flooring.

Stairs & 2nd Floor Landing

Ceiling light point, loft hatch, double glazed window, radiator, carpeted flooring, airing cupboard and doors leading to bedroom 1, 2 and bathroom.

Bedroom 1 10'8" x 10'2" (3.273 x 3.121)

Ceiling light point, double glazed window, radiator, tv/sky points, fitted wardrobe, carpeted flooring and door leading to ensuite shower room.

Ensuite 5'10" x 4'7" (1.788 x 1.420)

Ceiling light point, extractor fan, double glazed window, radiator, vinyl flooring, a 2 piece shower suite, comprising of shower cubical with thermostatic shower and wash hand basin.

Bedroom 2 10'6" x 9'0" (3.214 x 2.756)

Ceiling light point, double glazed window, radiator and carpeted flooring.

Bathroom 6'3" x 6'2" (1.930 x 1.894)

Ceiling light point, double-glazed window, extractor fan, radiator, vinyl flooring, a 3 piece bathroom suite comprising of bath, wash hand basin and a low-level flush toilet.

Externally

To The Front of The Property

There is a flower bed area with pavement leading to front door and driveway leading to single garage.

Integral Garage 20'11" x 7'10" (6.380 x 2.403)

Up & Over garage door, ceiling light point, power point and double timber gates leading to rear garden.

To The Rear of The Property

There is an enclosed garden offering patio and lawn areas.

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.

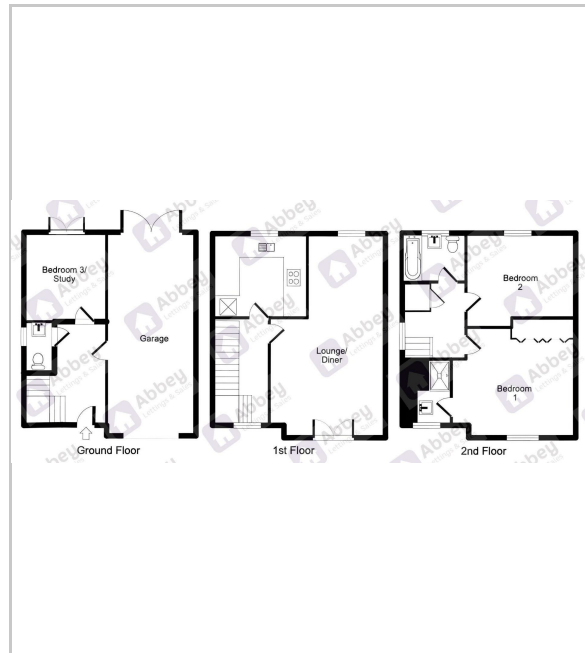
Referrals - Abbey Lettings and Sales provide a range of services to our vendors and purchasers, although you are free to choose an alternative provider. We can refer you to Mortgage Advice Broker to help with finances, we may receive a referral fee if you take out a mortgage through them. If you require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

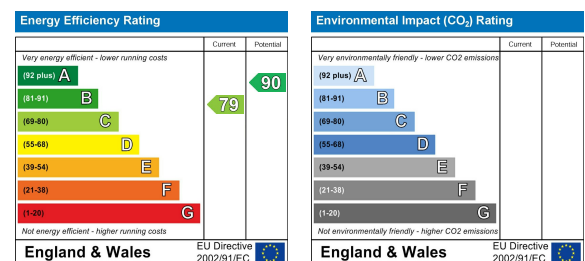
Area Map



Floor Plans



Energy Efficiency Graph



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