



Fieldfare, Uppingham Road - LE7 9YE

Asking Price £240,000

 **NEWTON FALLOWELL**

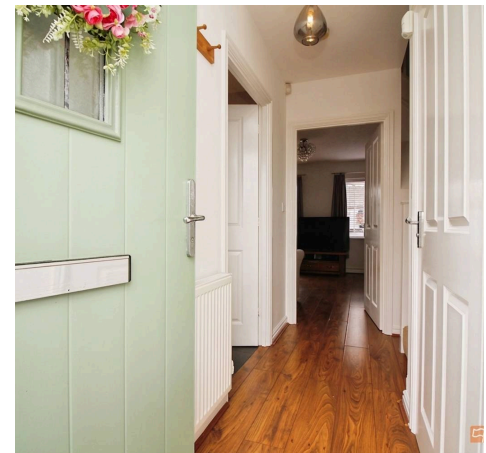
Fieldfare

Uppingham Road, Leicester

A Contemporary Village Home in an Envable East

Leicestershire Setting - Fieldfare occupies an enviable position on the edge of the highly desirable east Leicestershire village of Skeffington. This modern three-bedroom semi-detached home combines contemporary living with a village setting, whilst offering excellent access to Leicester, Market Harborough, Uppingham, Oakham and beyond. The welcoming accommodation comprises an entrance hall with guest WC, modern re-fitted kitchen and a lounge/diner, featuring useful storage and French doors opening onto the rear garden. To the first floor are three bedrooms, with the principal bedroom benefiting from a fitted wardrobe, together with a tiled family bathroom. Outside, the property enjoys a set-back position with landscaped, low-maintenance gardens. The enclosed rear garden features a timber shed, gated access and an insulated summerhouse with external electrics, offering a versatile space for work or leisure. A driveway accessed via double gates provides valuable off-road parking. With uPVC double glazing, CCTV and LPG heating with HIVE (Boiler Fitted 2021), Fieldfare offers an appealing blend of modern convenience, versatile accommodation and village life. EPC B.

- Three bedroom semi detached home
- Far reaching countryside views to the front
- Gated off road parking to the rear
- Re-fitted modern kitchen
- LPG Heating (Boiler Fitted 2021) and double glazing
- Desirable village location
- Tenure - Freehold / Tax Band C
- EPC Rating TBC
- Viewings strictly by appointment only!



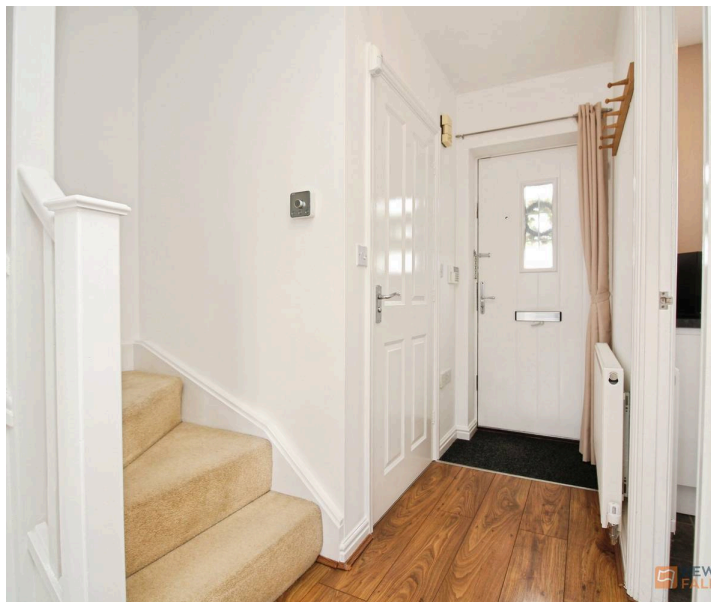


Welcome to your new home

Upon entering the home, you are welcomed into an inviting entrance hall, featuring contemporary wood-effect flooring and providing access to the principal rooms. A staircase rises to the first floor, while a convenient guest WC is fitted with a modern two-piece suite. The modern kitchen has been re-fitted with a stylish range of wall and base units, complemented by matching work surfaces and splashbacks. Features include an inset 1.5-bowl sink with flexible tap, built-in self-cleaning AEG oven, induction hob with extractor hood above, and designated space for a fridge freezer and washing machine, with the latter available by separate negotiation. The reception room provides a versatile setting for both formal dining and comfortable everyday living. Continuing the contemporary wood-effect flooring from the entrance hall, the room also benefits from a useful storage cupboard, rear-facing window and French doors opening directly onto the garden.

Moving upstairs

Ascending to the first floor, a carpeted landing provides access to three well-proportioned bedrooms. The principal bedroom benefits from a fitted wardrobe, complete with hanging rails and useful shelving, providing excellent storage. The modern family bathroom comprises a bath with shower over, wash basin and WC, complemented by stylish wall tiling. The landing also provides access to the loft space, which benefits from boarding, a fitted ladder and lighting, offering useful additional storage.



Outside

Set on the outskirts of this desirable village, the property occupies a set-back plot with far reaching countryside views to the front and a low-maintenance outdoor space. To the front, the landscaped garden provides a welcoming approach, with a pathway leading to the front door. The enclosed rear garden has been thoughtfully arranged for ease of maintenance and features fencing to the boundaries, two shed and gated access. The garden also benefits from outside power, outside tap, and an insulated summerhouse. To the side, a driveway provides convenient off-road parking and is accessed via double gates.

Location

Fieldfare lies on the Uppingham Road A47 in the highly desirable east Leicestershire village of Skeffington, conveniently placed for access to the neighbouring centres of Leicester, Melton Mowbray, Oakham, Uppingham, Peterborough and Market Harborough. The nearby village of Billesdon has a couple of public houses, village store/post office and doctors surgery, whilst more comprehensive amenities are available in Leicester and Market Harborough, both of which have mainline rail services to London St Pancras with its new Eurostar link. The A47 provides access to Leicester and Peterborough, the A1 is accessible at Wansford, and the M1 at junction 20 near Lutterworth.

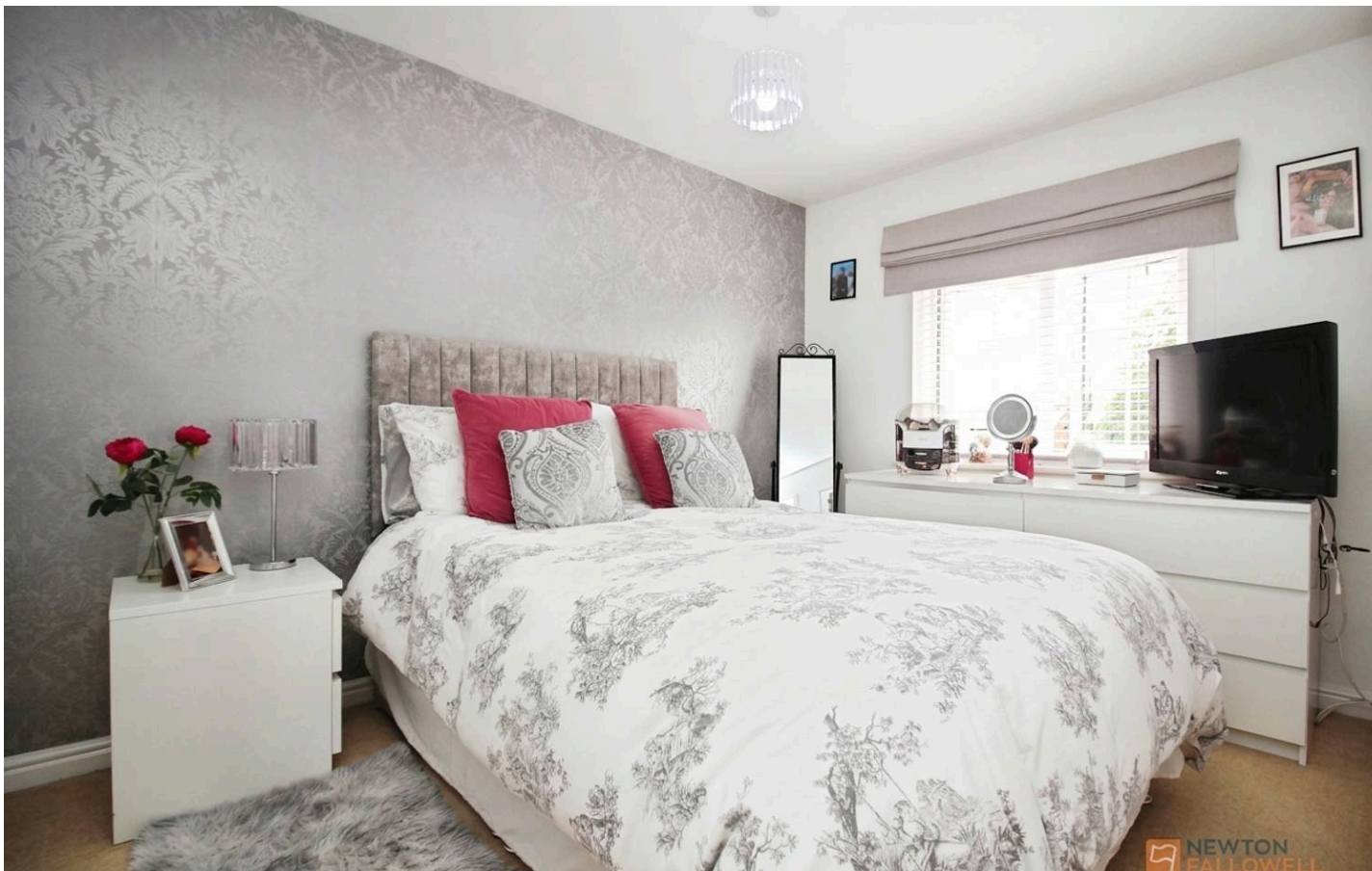
Tenure & Council Tax

We understand the property to be freehold with vacant possession upon completion. Harborough District 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. PLEASE NOTE: There is a monthly service charge for the upkeep of the development including cameras. We have been advised that this is approximately £15 per month.

Viewing Arrangements

Viewings are strictly by appointment only.



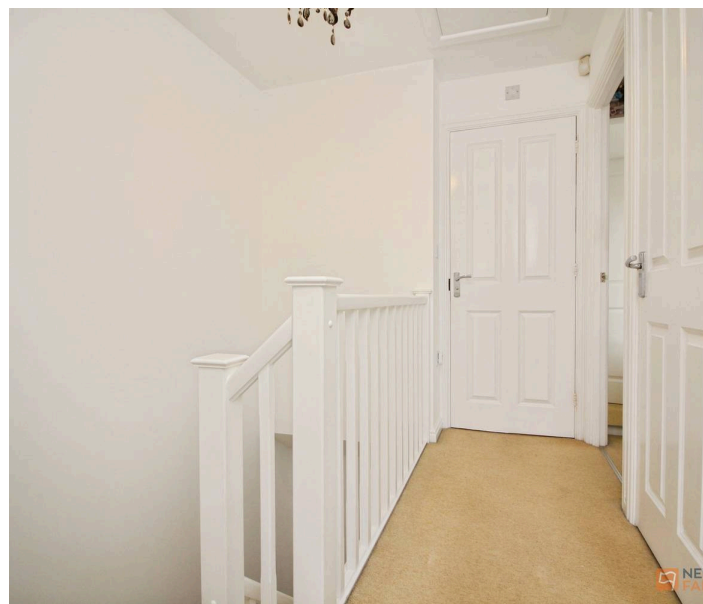
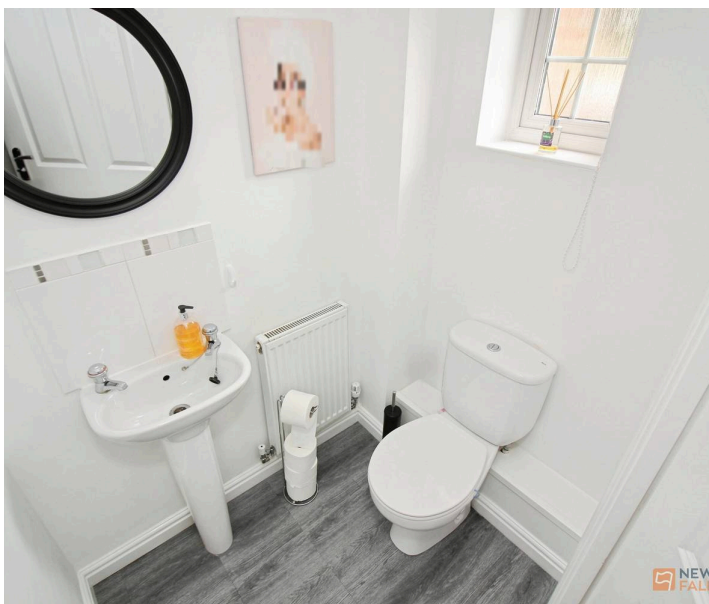


Making an Offer

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

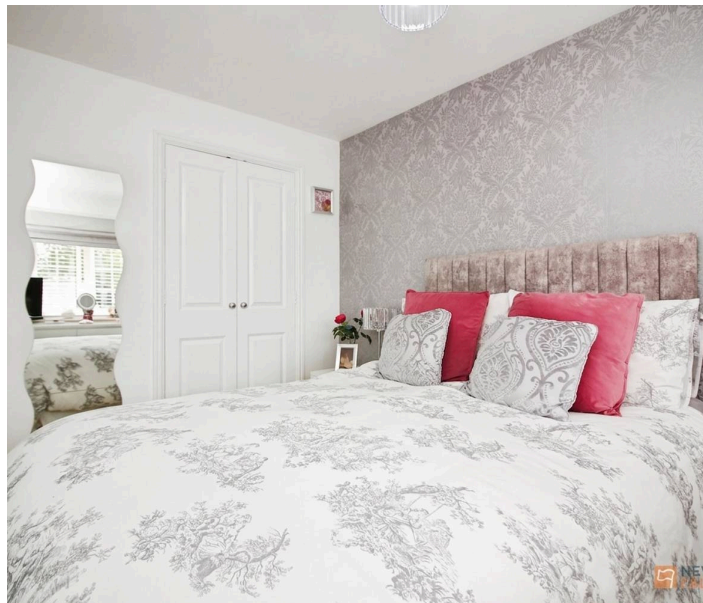


Referrals

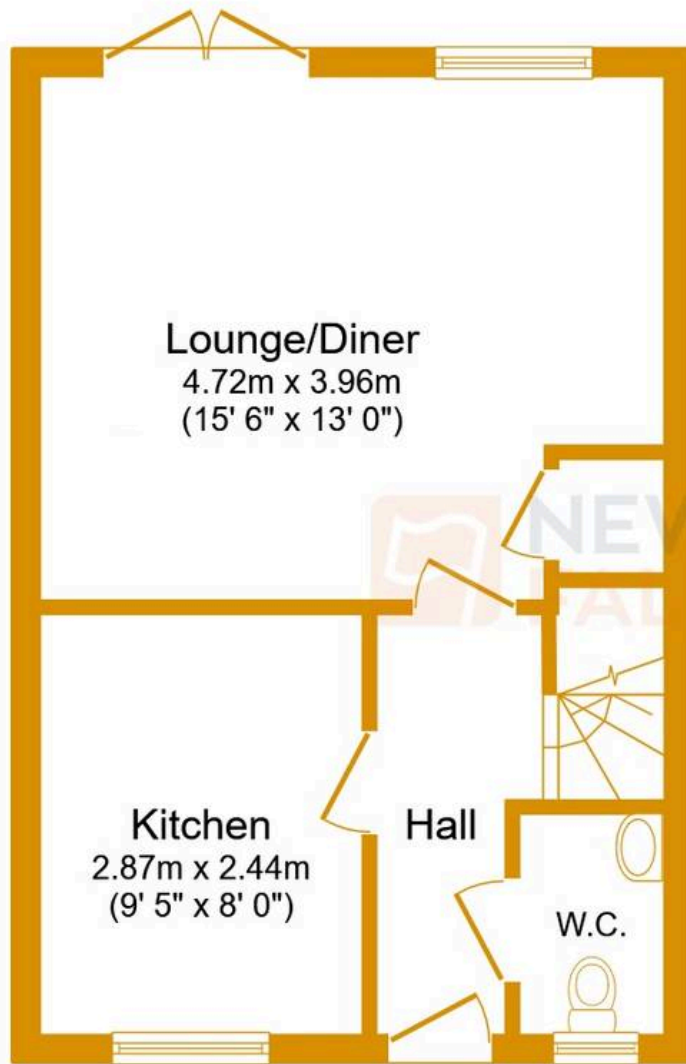
Newton Fallowell and our partners provide a range of services to our vendors and purchasers, although you are free to choose an alternative provider. We can refer you to MAB (Everyone Mortgages) to help with finances, we may receive a referral fee if you take out a mortgage through him. If you require 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

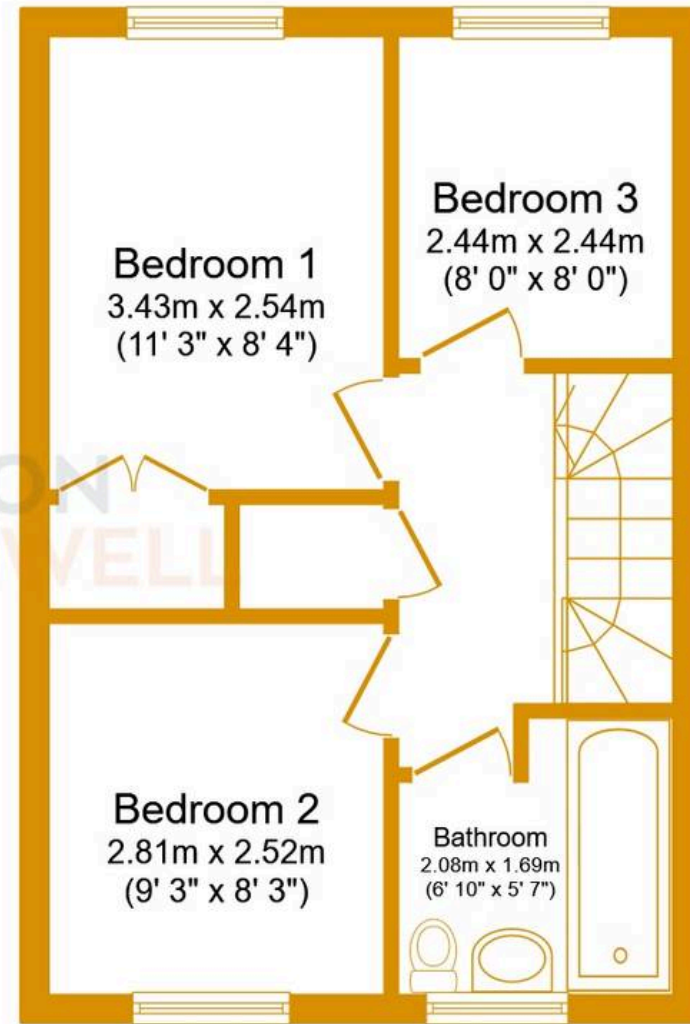
If you're considering a move, our team would be delighted to provide a complimentary, no-obligation valuation of your home, along with tailored advice on achieving the best possible result.







Ground Floor



First Floor

Total floor area: 68.3 sq.m. (736 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





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