



Liberty Road, Leicester, LE3

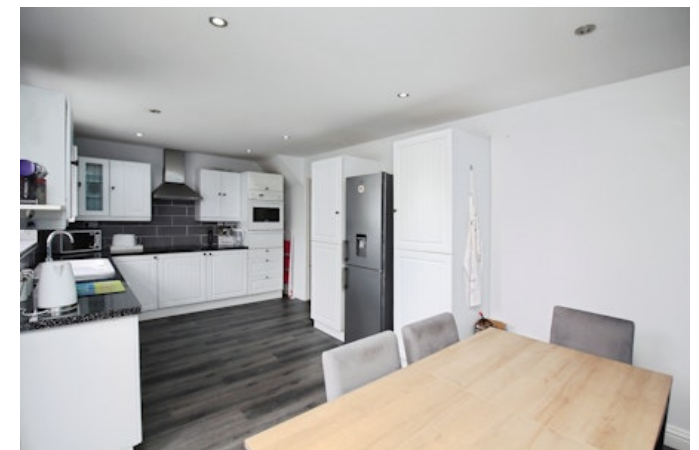
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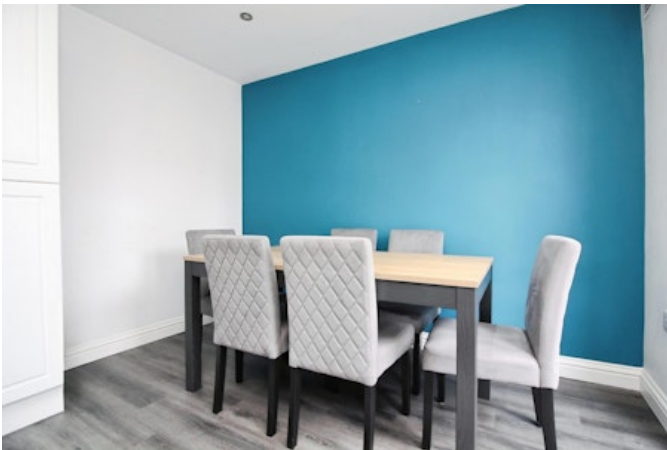
£309,950



### Key Features

- Three Bedrooms (Main Bedroom With En-suite Bathroom)
- Extended Semi Detached Home
- Lounge & Full Width Kitchen Diner
- Converted Garage & Downstairs WC
- Ideally Located For Major Road Links
- Need Independent Mortgage Advice - Get in Touch Today!
- EPC rating C
- Freehold





Extended to the side, walk in and be surprised by this three bedroom semi detached home representing an exciting opportunity for first time buyers or growing families to acquire a much improved and enlarged home conveniently located for access to major road links and Fosse Parking Shopping. Benefiting from central heating boiler as well as enjoying double glazing throughout, the layout includes an entrance hall, lounge and a full width kitchen diner, with the first floor boasting a double bedroom with en-suite bathroom, second double room with a walk in dressing room (potential to be converted back into an en-suite), third practical bedroom and shower room. The plot features a low maintenance frontage providing off road parking and giving access to the converted garage currently designed for use as a home hair salon. To the rear is a paved garden with access to an outside wc. An internal inspection is essential to truly appreciate the size and condition of the accommodation on offer.

### Accommodation

Front entrance door opens into the:

#### Entrance Hall

Presented with LVT flooring, the entrance hall offers a staircase rising to the first floor, central heating radiator, useful under stairs cupboard and doors leading to all of the downstairs accommodation.

#### Lounge

Presented with carpet flooring, the primary living space offers a window to the front elevation. There is also a contemporary styled panel radiator.

#### Kitchen Diner

The full width kitchen diner is fitted with a range of wall mounted and base units with complementary work

surfaces over and tiled splashbacks. Features include an inset sink and drainer with mixer tap, built in oven, hob with fitted extraction hood above and space for appliances. Affording plenty of room for a table and chairs, there is a rear elevation window, LVT flooring, spotlighting and french doors leading to the rear garden.

### First Floor Landing

Giving access to the bedrooms and bathroom, with carpet flooring and a hatch to the loft space with a ladder, light and boarding.

### Bedroom One

A double room offering a window to the front elevation, carpet flooring and a central heating radiator. A door leads to the:

### En-suite Bathroom

A particular selling feature of the accommodation is the en-suite bathroom created by an extension to the side and boasting a four piece suite comprising a bath, shower cubicle, wash hand basin and wc, all with complementary tiled flooring. There is also a velux window, spotlighting, heated towel rail and a wall mounted mirror cabinet.

### Bedroom Two

A second double room offering a window to the rear elevation, with carpet flooring and a central heating radiator. A door leads to the:

### Walk in Dressing Room / Potential En-suite

With a velux window, carpet flooring, spotlighting and a heated towel rail. Currently used as a walk in wardrobe, it was originally designed to be an en-suite and could be converted back into a useable shower room.

### Bedroom Three

Surprising in size, the practical third bedroom offering a window to the front elevation, with carpet flooring and a central heating radiator.

### Shower Room

Fitted with a three piece suite comprising a shower





cubicle, wash hand basin and wc, with two windows to the rear elevation and a central heated rail.

### Outside

Occupying a corner position, the low maintenance and secure plot is set behind a perimeter brick wall with gates leading to a driveway providing off road parking. To the rear is a mostly paved rear garden with fencing to boundaries, built in bench, outside tap and outside socket. There is also access to an outside wc and wash hand basin.

### Hair Salon

Another focal point of the accommodation is the converted garage, currently set up for use as a hair salon but could equally be converted for use as a different home business. An electric front door opens to provide access to a double glazed door with two windows leading to the actual shop. With a central heating radiator, wood effect flooring and a hatch to a boarded and plastered room which could be utilised as additional work space. There is also a built in cupboard housing the Worcester Bosch boiler and cylinder as well as boasting a sink.

### Tenure & Council Tax

We understand the property to be freehold with vacant possession upon completion. Leicester City - Tax Band A. 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.

### Need Independent Mortgage Advice?

We are pleased to introduce Benjamin York, who works with Newton Fallowell Estate Agents to provide our customers with expert mortgage advice. He has access to thousands of mortgages, including exclusive deals not available on the high street. His advice is tailored to your circumstances, whether you're looking to take your first steps on the property ladder, moving home, or even investing in a buy-to-let property. He can help find the right mortgage for you and support your application every step of the way. To speak with our expert 'in branch' adviser, please contact our office.



## Making an Offer

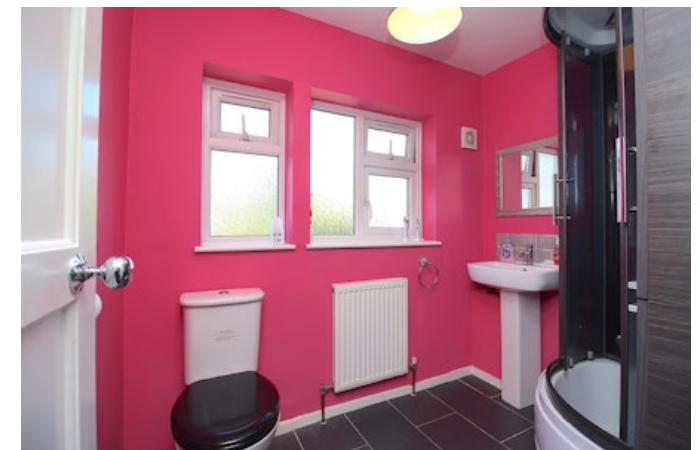
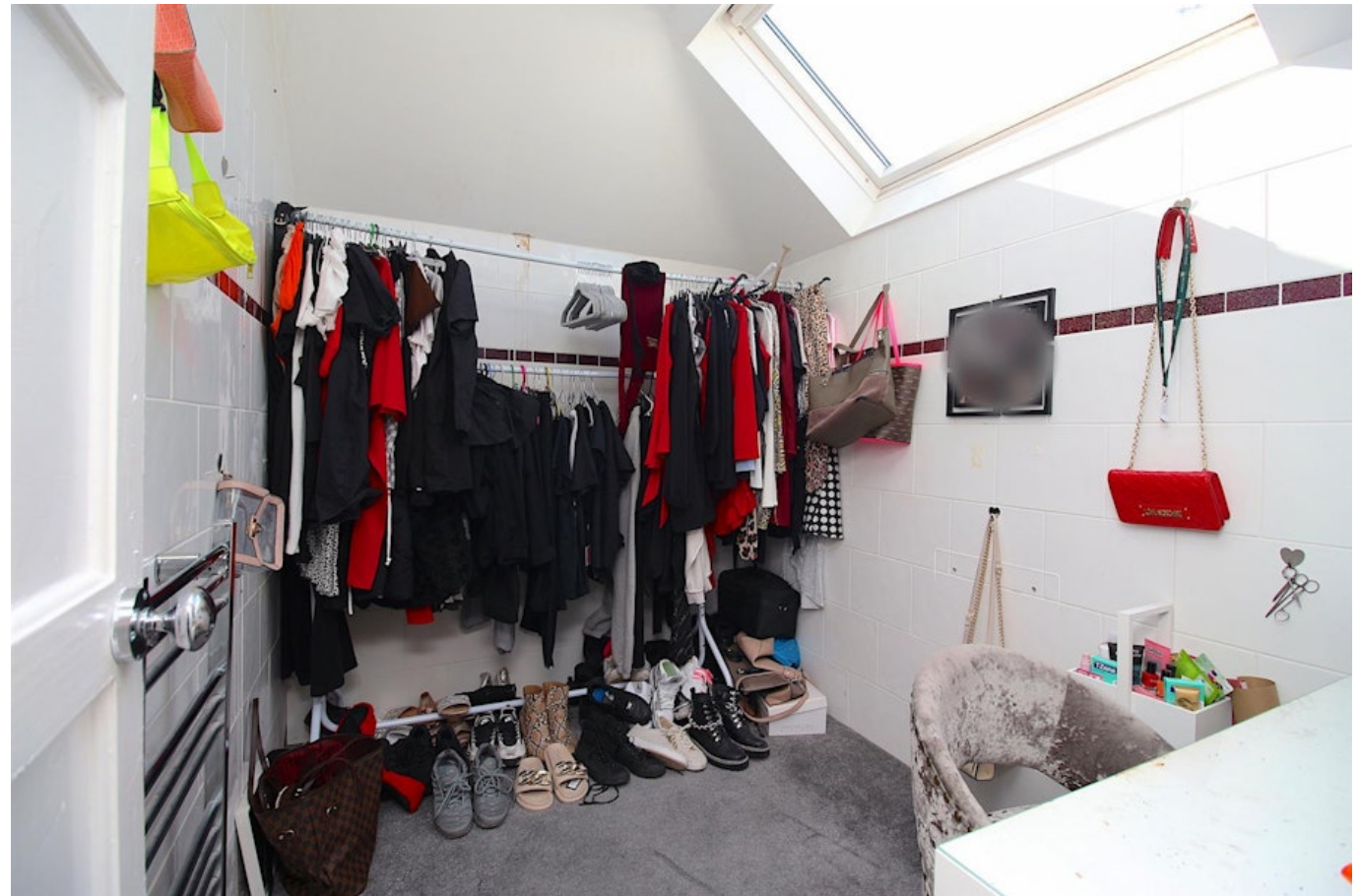
In line with current money laundering regulations, prospective buyers will be asked to provide us with photo I.D. (e.g. Passport, driving licence, bus pass etc) and proof of address (e.g. Current utility bill, bank statement etc). You will also be asked to provide us with proof of how you will be funding 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 as this information will be required before a sale can be agreed.

## Agents Note

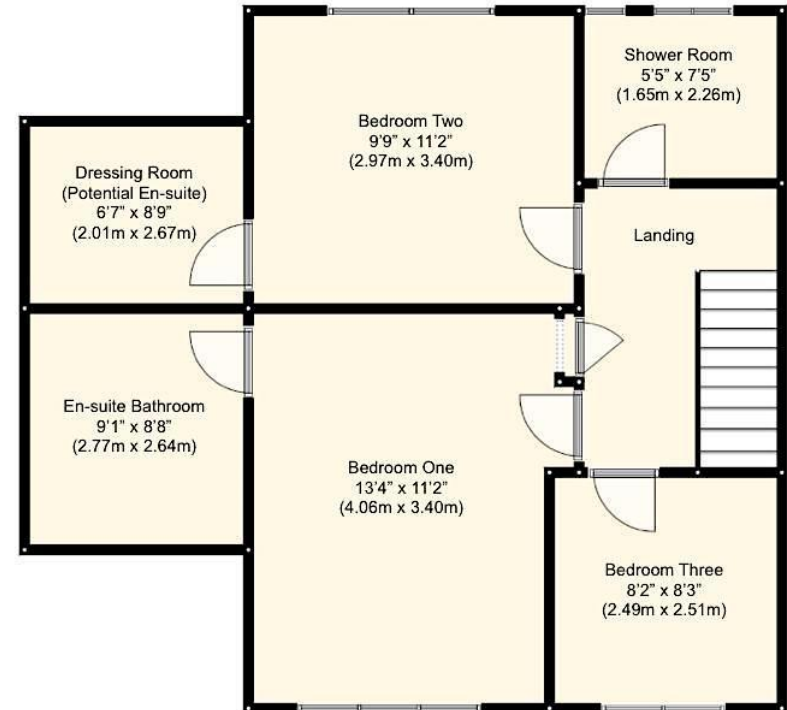
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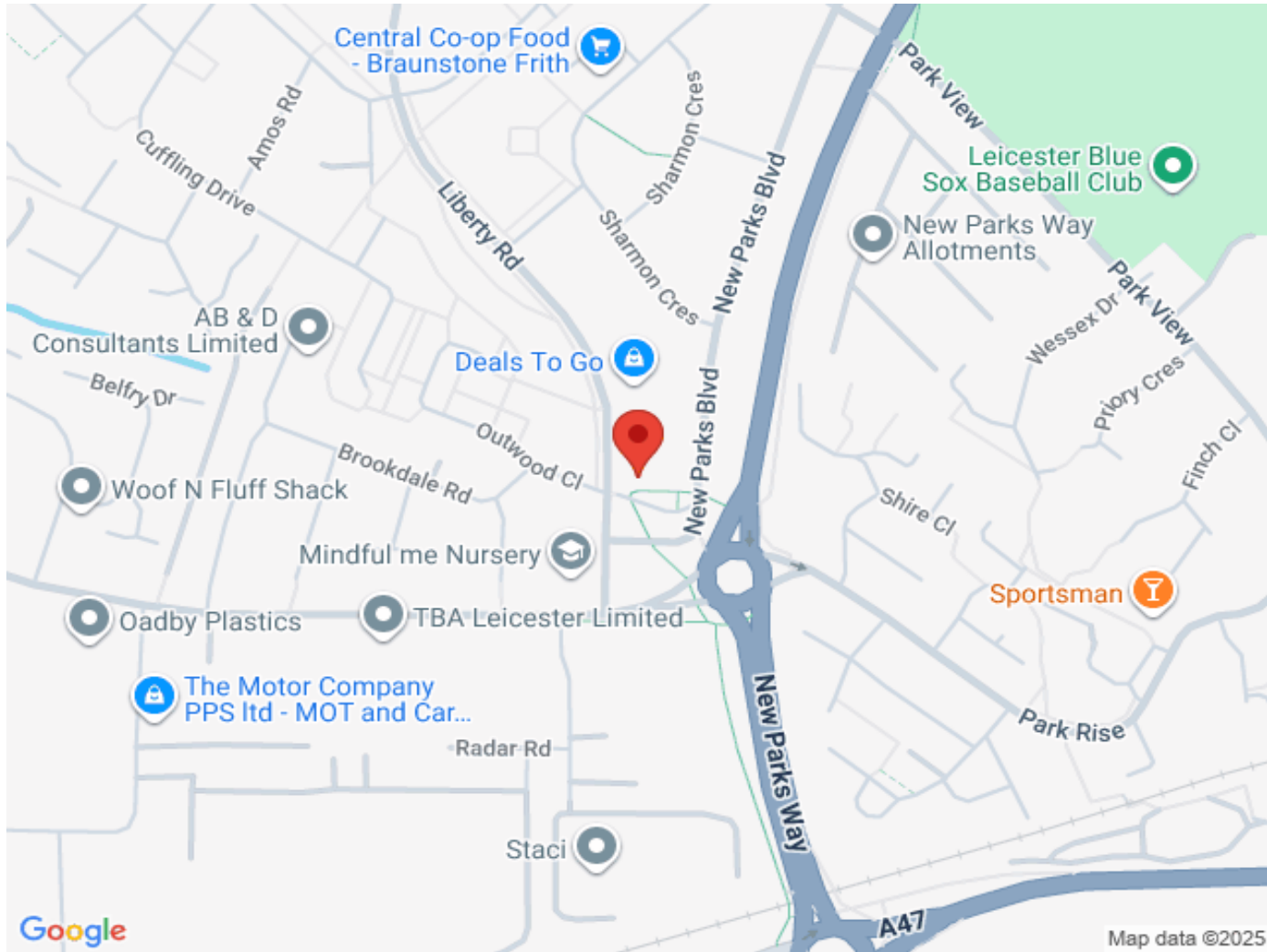
## Referrals

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 Benjamin York at Chamelo 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









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