



NEWTON

Wolsey Close, Leicester Forest East - LE3 3NE
£359,950

 **NEWTON FALLOWELL**

 The Property
Ombudsman

 THE PROPERTY OMBUDSMAN

Wolsey Close

Leicester Forest East, Leicester

Boasting a brick-based conservatory extension, this three/four bedroom detached family home is ideally positioned within walking distance of Stafford Leys Primary School, making it an excellent choice for growing families. The gas centrally heated and double glazed accommodation comprises an entrance porch, full-length lounge/diner, conservatory and kitchen, with the first floor offering three/four bedrooms and a modern family bathroom. Occupying a desirable cul-de-sac position, the property benefits from off-road parking to the front with access to the integral garage, together with an enclosed rear garden providing a pleasant outdoor space. An early viewing is highly recommended to fully appreciate the accommodation and avoid disappointment.

Council Tax band: C

Tenure: Freehold

- Three/Four Bedrooms
- Detached Family Home
- Larger Than Normal Plot
- Sought After Location, Within Walking Distance to Schooling
- Conservatory to Rear
- Gas Central Heating & Double Glazing
- Need Independent Mortgage Advice? Get in Touch Today!
- Tenure - Freehold / Tax Band C
- EPC Rating E
- Viewings Strictly By Appointment Only!





Welcome to Your New Home

A front entrance door opens into the:

Entrance Porch

Providing the perfect place for your coats and shoes, the entrance porch offers a window to the front and a door leading to the:

Lounge Diner

Offering a window to the front elevation, the spacious full-length lounge/diner provides ample room for both comfortable seating and formal dining. The living area is centred around an attractive feature gas fireplace with decorative surround, creating a welcoming focal point. Additional features include two central heating radiators, carpeted flooring, ceiling coving, a staircase rising to the first floor, and a door leading to the kitchen. Sliding patio doors open onto the rear garden, allowing plenty of natural light to fill the room and providing easy access to the outdoor space.

Conservatory Extension

The brick-based conservatory overlooks the rear garden and provides valuable additional ground floor living space, ideal for relaxing or entertaining. Benefiting from glazing to three aspects, the room enjoys an abundance of natural light while offering pleasant garden views. Features include a central heating radiator, a wall-mounted electric convector heater for supplementary warmth, and a door providing direct access to the rear garden.

Kitchen

The kitchen is fitted with a range of wall and base units complemented by roll-edge work surfaces, tiled splashbacks, under-cabinet lighting and carpet flooring. An inset sink and drainer with mixer tap is positioned beneath the rear-facing window, allowing plenty of natural light into the room.

Integrated features include a fitted extractor hood with space for a freestanding cooker beneath, plumbing for a washing machine and space for a fridge. The kitchen also benefits from a useful understairs storage cupboard, recessed heater and a side access door leading outside.



First Floor Landing

Stairs rise to the first floor landing, which provides access to all three bedrooms and the family bathroom. The landing features carpeted flooring, a built-in airing cupboard housing the upgraded boiler with Hive connection and still under warranty until approximately September 2034. There is also loft hatch providing access to the roof space with boarding and a drop down ladder.

Principal Bedroom

A generously proportioned double bedroom overlooking the front elevation, benefiting from built-in wardrobes that provide excellent storage. Additional features include a double glazed window, a central heating radiator and carpeted flooring.

Bedroom Two

A well-proportioned second double bedroom overlooking the front elevation. The room also features a double glazed window, a central heating radiator and carpeted flooring.

Bedroom Three

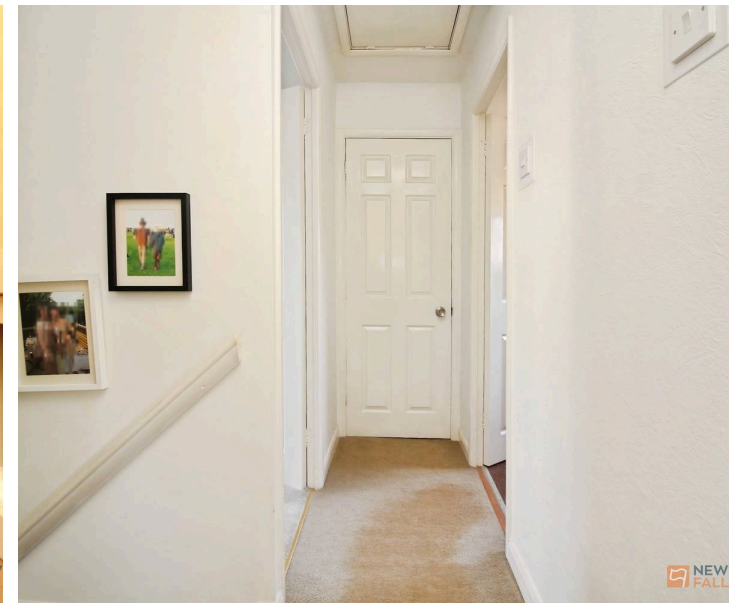
Featuring a rear elevation window, central heating radiator and carpeted flooring, this room is currently arranged with open access through to the fourth bedroom. There is flexibility to create a larger third bedroom or reinstate the dividing wall to separate the third and fourth bedrooms, returning the layout to its original configuration.

Potential Fourth Bedroom

Benefiting from built-in wardrobes and pleasant views over the garden through a double glazed window, this bedroom also features a central heating radiator and carpeted flooring.

Family Bathroom

The family bathroom is fitted with a contemporary three-piece suite comprising a P-shaped bath with shower over, a wash hand basin and WC set within a vanity unit. The room is finished with complementary modern tiling and benefits from a heated towel rail, spotlighting and an obscure glazed rear elevation window.





Outside

The property is approached via a driveway providing off-road parking and access to the attached garage. The front garden features a lawn area alongside a gravelled section, with gated side access leading around to the rear garden. The rear garden offers a combination of a shaped lawn and paved seating areas, providing the perfect space for outdoor entertaining and relaxation. The garden is enclosed by fencing to the boundaries.

Garage

With an up and over door, power and light.

Location

The property is situated within the highly sought after residential area of Leicester Forest East, some four miles west of Leicester. The area boasts nearby a pharmacy, dentist, opticians, Library and Post Office and many recreational facilities including Rainbows, Brownies, Guides, Scouts, Beavers, Bridge and Gardening Clubs. The area is served by Forest House Medical Centre and Public Houses include The Red Cow and Forest Park Inn. Local supermarket facilities can be found at the Co-op Tesco Express and Premier Convenience Store and more comprehensive shopping can be found at Fosse Park Shopping Centre and Leicester City centre. For the commuter, the M1 is accessible at Jct 21 which intersects with the M69. There are rail services available from Narborough and also Leicester and which has services to London St Pancras International, which can be reached in approximately 1 hour.

Tenure & Council Tax

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

Viewing Arrangements

Viewings are strictly by appointment only.

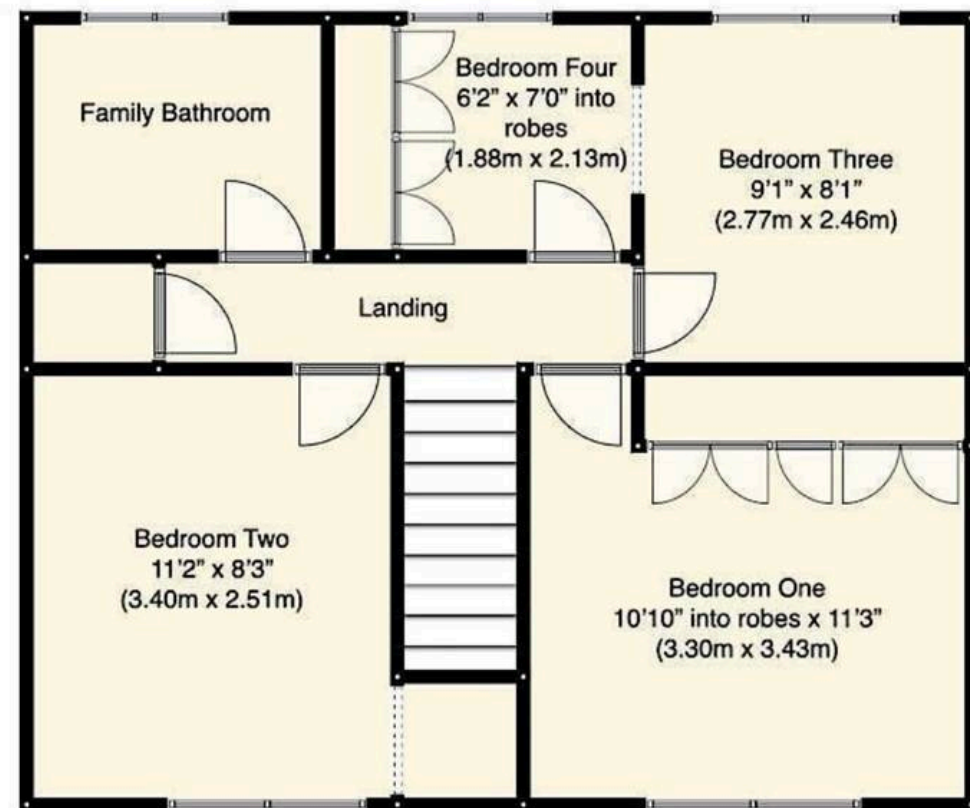
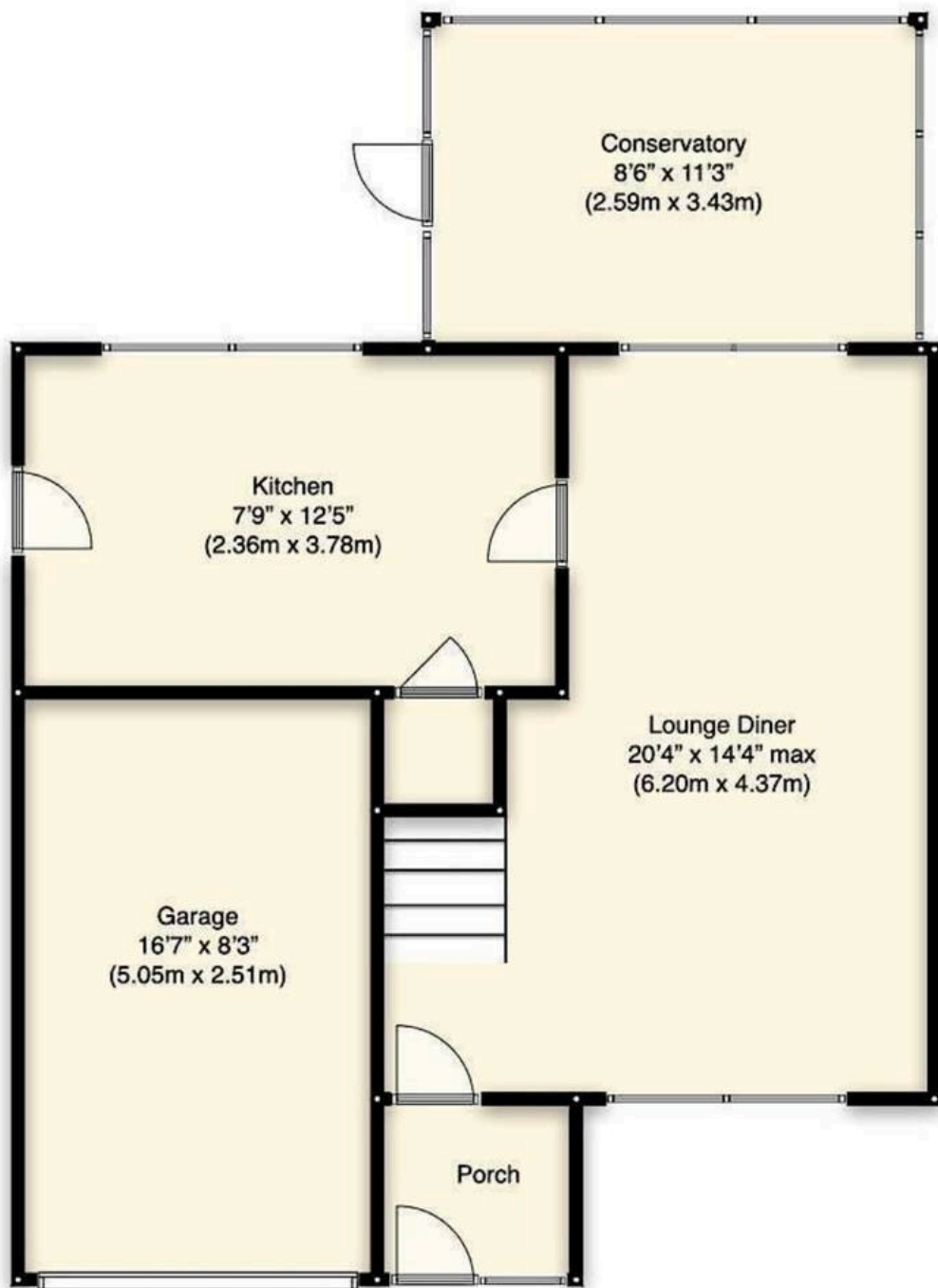
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Agents Note

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