

21 Willow Road, Leicester Forest East - LE3 3SN

Guide Price £419,950

NEWTON FALLOWELL

The Property Ombudsman

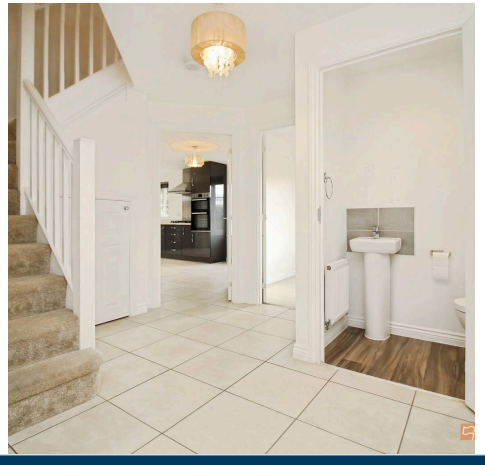
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Leicester Forest East, Leicester

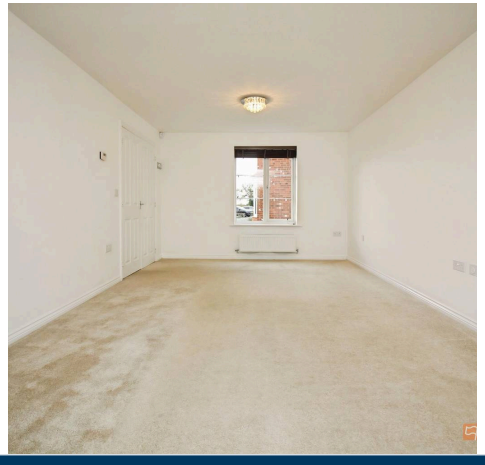
Occupying a tucked away corner plot with parking for multiple cars, fall in love with this Taylor Wimpey constructed four bedroom detached family home situated on the popular Grangewood Manor development located off the desirable Beggars Lane on the fringes of Leicester Forest East. Benefiting from double glazing and gas central heating, the layout boasts a welcoming hall, downstairs WC, two reception rooms, modern kitchen diner and utility room. Upstairs you will find four well proportioned bedrooms, the principal having the added luxury of it's own en-suite and a family bathroom. There is also access to a boarded loft space with a ladder. The plot features a mainly laid to lawn garden to the rear with a feature timber outbuilding. Ideally placed for everyday amenities and services including renowned local schooling and easy access to the motorway and Leicester City Centre, an internal inspection comes highly recommended.

- Available with no upward chain
- Four well proportioned neutrally decorated bedrooms
- Principal bedroom with en-suite shower room
- Tucked away corner position with parking for multiple cars
- Open plan kitchen diner and utility room
- Lawned rear garden with feature timber outbuilding
- Need independent mortgage advice? Get in touch today!
- Tenure - Freehold / Tax Band E
- EPC Rating B
- Viewings strictly by appointment only!















Welcome to your new home

The neutrally decorated internal accommodation briefly comprises a welcoming entrance hall presented with tiled flooring, with a staircase rising to the first-floor landing, a convenient downstairs WC and doors leading to a dual-aspect lounge, featuring French doors opening out onto the garden. A further door leads to a versatile light and airy study/playroom, ideal for home working or family use. The property also benefits from a dining kitchen, with the kitchen area fitted with a range of wall and base units, complemented by a built in oven, hob with hood, appliance space, sink and drainer and French doors providing direct access to the garden. Completing the ground-floor accommodation is a useful utility room offering space for an appliance, accessed from the kitchen, with an external door leading out to the garden.

Ascend to the first floor

To the first floor, a landing provides access to the principal bedroom, a generously proportioned double room benefiting from its own en-suite shower room comprising a shower cubicle, wash basin and WC. There are three further well-proportioned bedrooms, all with neutral decor and carpet flooring. Completing the first-floor accommodation is a family bathroom, fitted with a modern three-piece suite in white comprising a bath with shower over and screen, wash basin and WC, with complementary tiling.

Outside

A particular highlight of this home is its larger-than-average, tucked-away plot, offering a wonderful degree of privacy. The property benefits from a driveway providing off-road parking for several vehicles, together with access to a single garage. The gardens are predominantly laid to lawn, complemented by a patio area, ideal for outdoor dining and entertaining. A further feature is the timber outbuilding, offering excellent versatility and presenting an ideal opportunity for use as a home office, garden room or additional hobby space.

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 GP, pharmacy, dentist, opticians, Library and Post Office and many recreational facilities including Rainbows, Brownies, Guides, Scouts,

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Tenure & Council Tax

We understand the property is being sold as freehold with vacant possession upon completion. Blaby District Council - Tax Band E. 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 charge payable for the upkeep of the communal areas and we are advised by the vendor that this is presently £180 per annum.

Viewing Arrangements

Viewings are strictly by appointment only.

Need Independent Mortgage Advice?

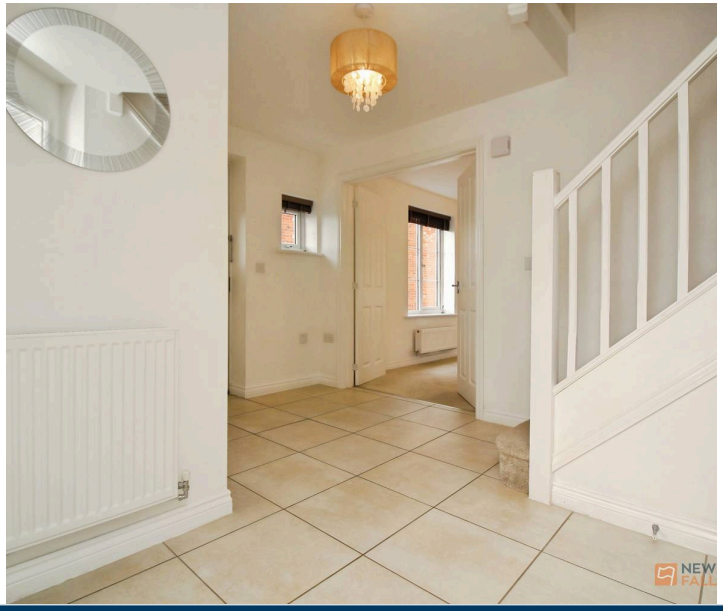
We are pleased to introduce EVERYONE MORTGAGES, who works with Newton Fallowell Estate Agents to provide our customers with expert mortgage advice. They have access to thousands of mortgages, including exclusive deals not available on the high street. Their advice is tailored to your circumstances, whether you're looking to take your first steps on the property ladder, moving home, or even investing in a buy-to-let property. They 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

"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

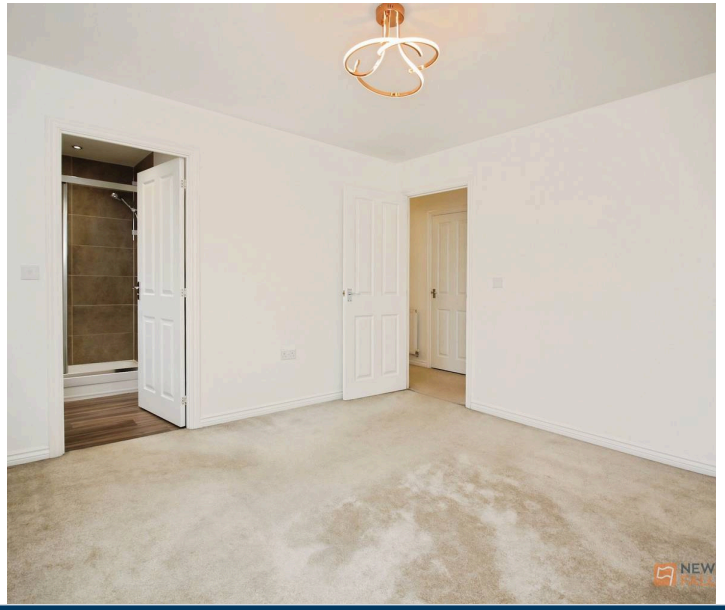












Making an Offer

"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

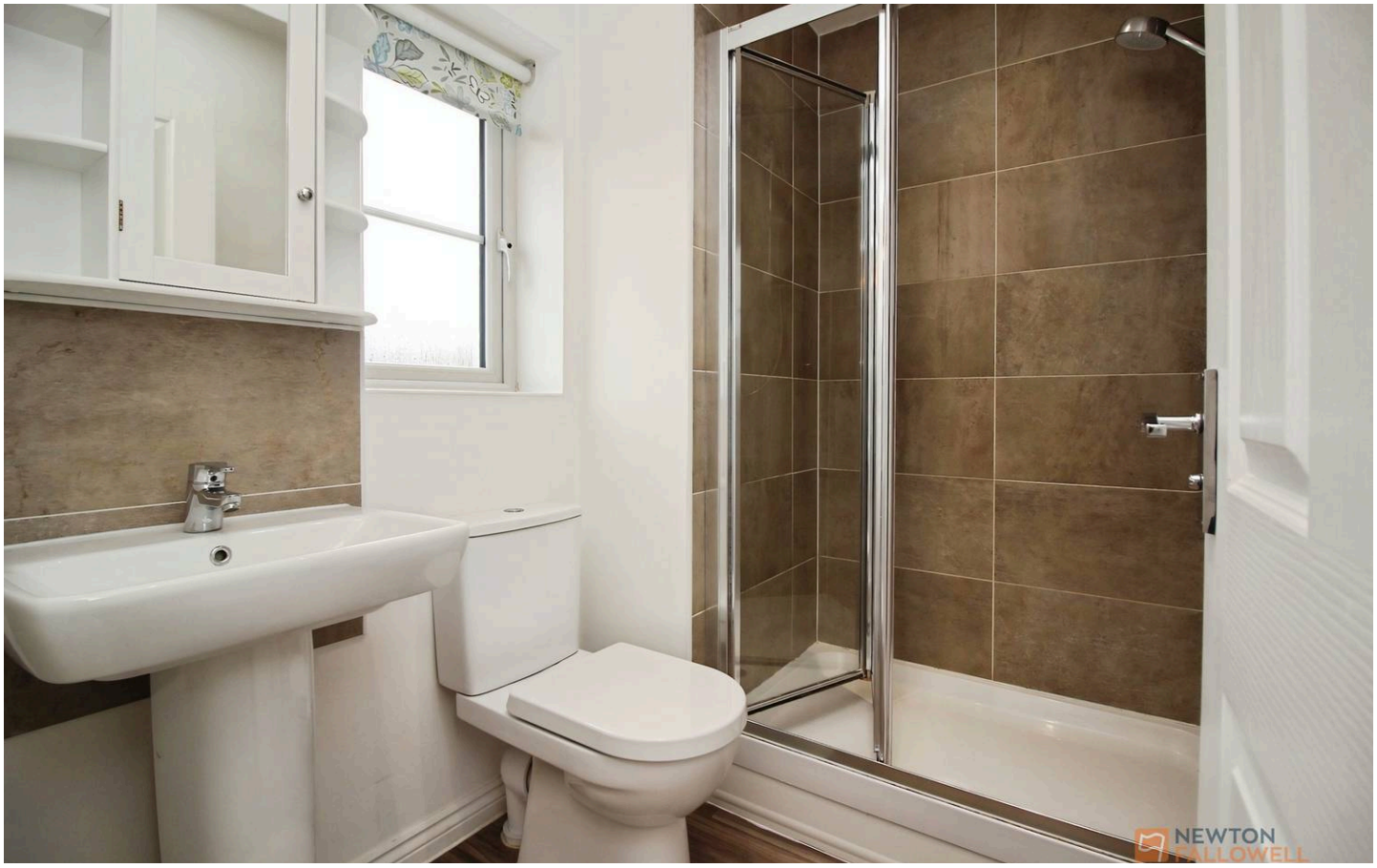
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements of representation 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 firms 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.

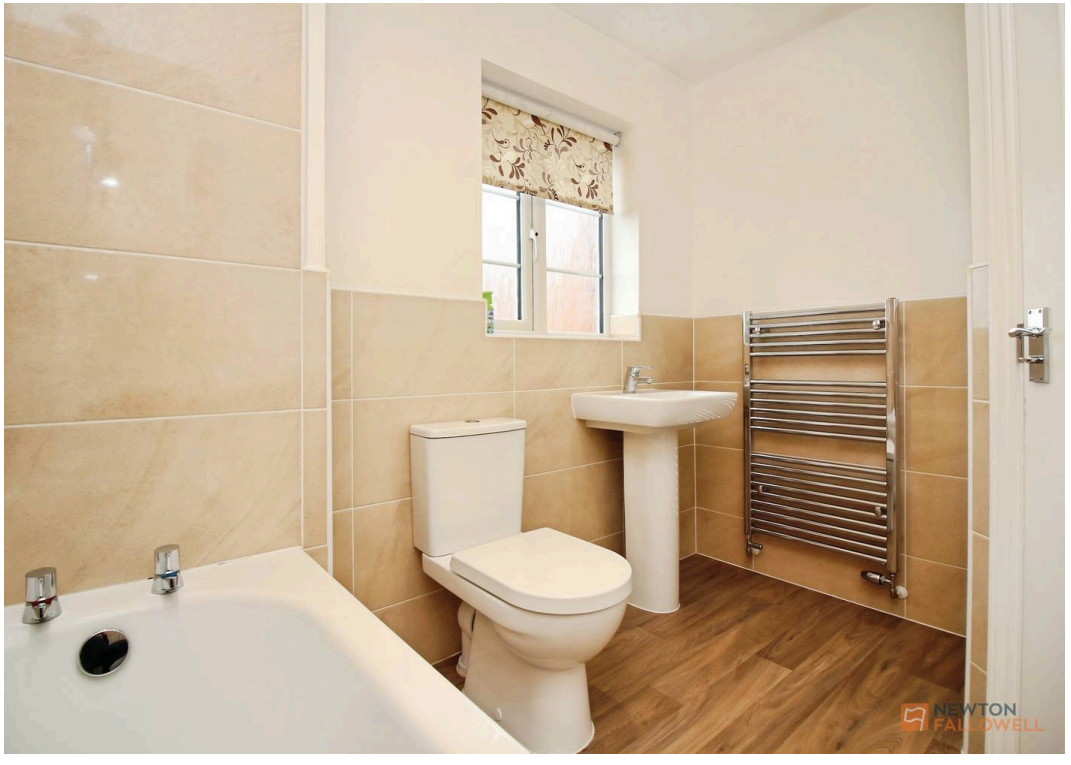




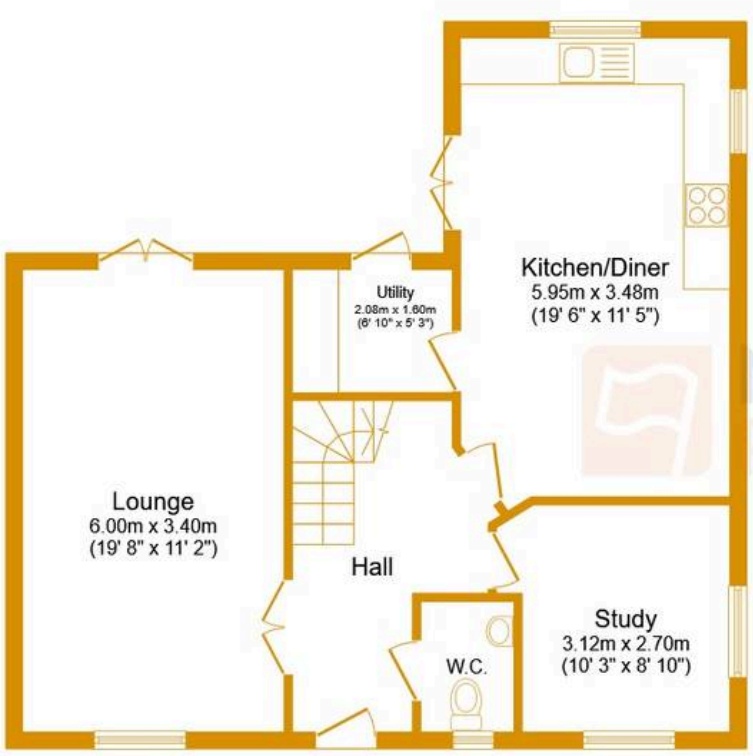




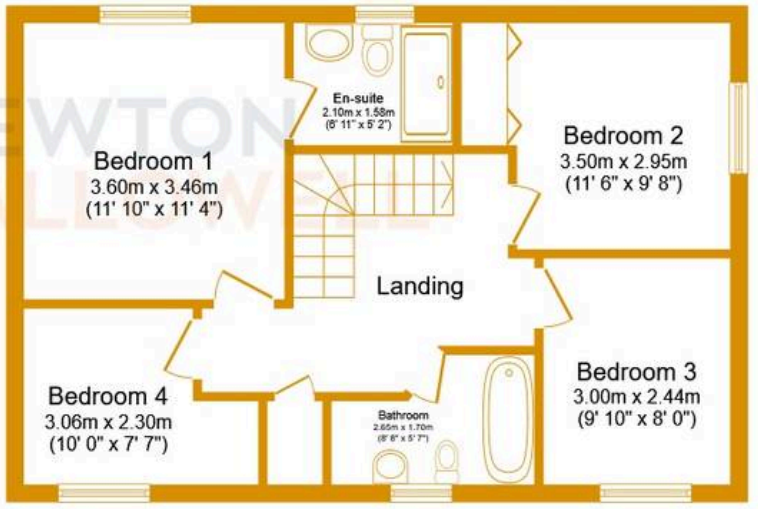




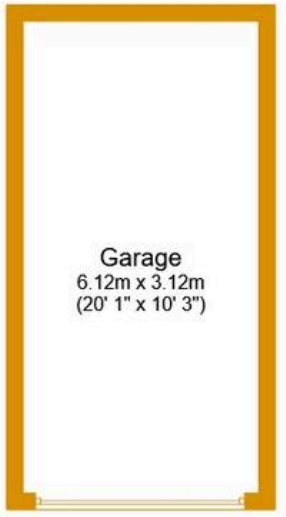




Ground Floor



First Floor



Garage

Total floor area: 140.2 sq.m. (1,510 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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APPROVED CODE

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