



7 Petunia Close, Leicester Forest East - LE3 3QZ  
£450,000

 **NEWTON FALLOWELL**

## 7 Petunia Close

Leicester Forest East, Leicester

Tucked away at the head of a family friendly cul-de-sac, this modern four bedroom detached home is situated on a highly desirable development in Leicester Forest East and must be viewed in person to truly appreciate the condition and finish of the accommodation on offer. Featuring gas central heating and double glazing throughout, walk in and be surprised, downstairs you will find an entrance hall, lounge, dining room, conservatory, breakfast kitchen, utility room and downstairs WC. Upstairs there are four double bedrooms (master with en-suite) and a family bathroom. The plot offers a driveway to the front providing off road parking and leading to an integral single garage. To the rear is a mainly laid to lawn garden. This property in our opinion oozes a wonderful homely feel perfect for growing families.

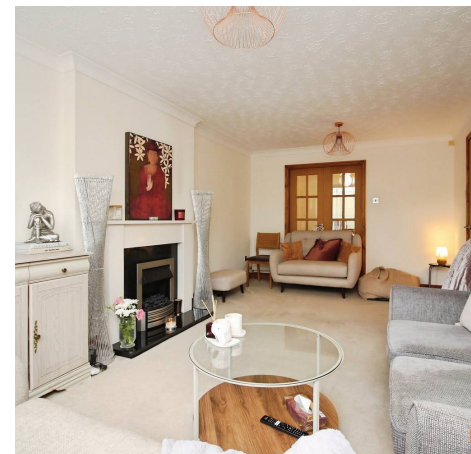
Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Four bedrooms, master with en-suite
- Detached family home
- Two reception rooms & conservatory
- Desirable cul de sac location
- Driveway and single integral garage
- Downstairs WC
- Need independent mortgage advice? Get in touch today!
- Tenure - Freehold / Tax Band E
- EPC Rating TBC
- Viewings strictly by appointment only!





### Welcome to your new home

Upon entering the home, you are welcomed by an entrance hallway with a staircase to the first floor. The main reception room features a fireplace and carpeted flooring, with glazed doors leading to the formal dining room, ideal for entertaining. A conservatory provides additional living space, with glazing to three sides and double doors opening onto the garden. The kitchen is fitted with a range of wall and base units, complementary wood worktops, and brick-effect tiled flooring. Features include an inset one-and-a-half bowl sink with mixer tap, dishwasher, space for a cooker with extractor hood above, and space for a fridge freezer. The utility room offers matching units and worktops, space and plumbing for a washing machine, tiled splashbacks, a heated towel rail, rear access door, and access to the convenient guest WC.

### Ascend to the first floor

Moving upstairs, a carpeted landing provides access to four well-proportioned bedrooms, three of which are comfortable doubles with built-in storage. The master bedroom benefits from its own en-suite. Completing the first floor is the modern family bathroom fitted with a three-piece suite comprising a bath, wash basin, and WC, with complementary surrounds.

### Outside

The property is situated within a highly desirable David Wilson development, having a driveway to the front providing off road parking for two vehicles and leading to an integral single garage with up and over door. Gated access then leads to the rear where a mainly laid to lawn garden can be found with fencing to the perimeter.

### Tenure & Council Tax

We understand the property to be 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.



## Viewing Arrangements

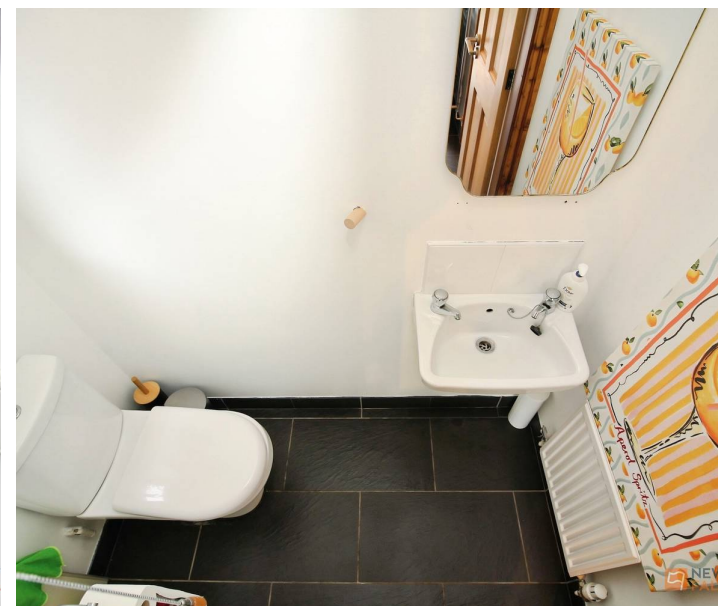
Viewings are strictly by appointment only.

## 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 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

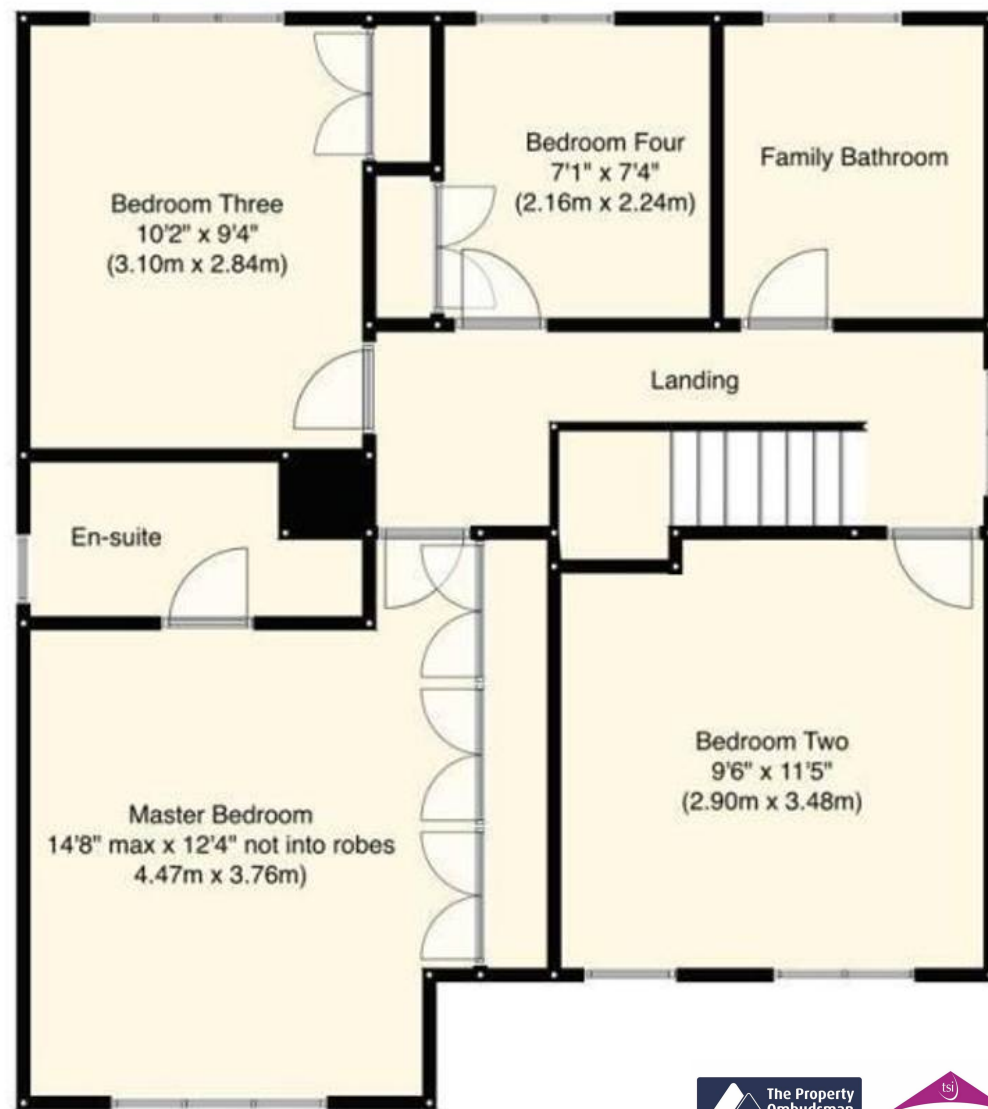
Newton Fallowell and our partners provide a range of services to our vendors and purchasers, although you are free to choose an alternative provider. We can refer you to MAB (Everyone Mortgages) to help with finances, we may receive a referral fee if you take out a mortgage through him. If you require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









## Newton Fallowell LFE

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