



26 Winton Avenue, Leicester - LE3 1DH

Guide Price £240,000

 **NEWTON FALLOWELL**



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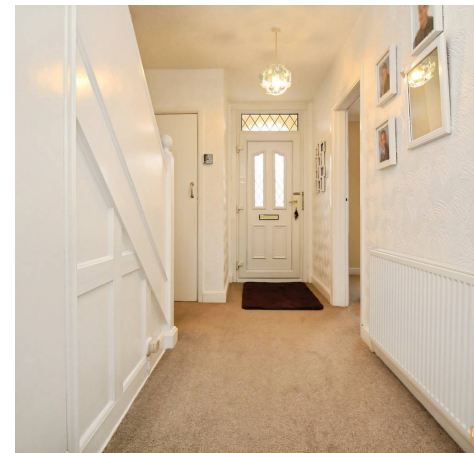
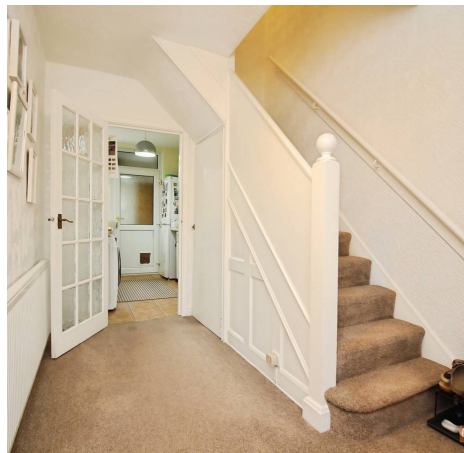
Leicester

Three-Bedroom Home | Popular LE3 Location - A well proportioned three-bedroom home offering an established rear garden and excellent transport links. The welcoming entrance hall leads to a versatile dining room with open access into the comfortable living area, featuring a fireplace and patio doors opening onto the attractive rear garden. The fitted kitchen is complemented by a useful rear lobby, storage cupboard and guest WC. Upstairs are three well-proportioned bedrooms, including two doubles, together with a family bathroom. Outside, the established rear garden provides a great space for relaxing and entertaining, with a paved patio, lawn, mature planting and useful outbuilding. Located in popular LE3, close to Braunstone Park, Narborough Road and Fosse Road, with Fosse Park, Leicester City Centre, the M1 and M69 all within easy reach. Benefiting from gas central heating and double glazing, an excellent opportunity for first-time buyers, families or investors. Viewing is highly recommended.

Council Tax band: A

Tenure: Freehold

- Three bedrooms
- Mid terrace house
- Downstairs WC
- Popular and convenient location
- Off road parking
- Within walking distance to local schooling
- Need independent mortgage advice? Get in touch today!
- Tenure - Freehold / Tax Band A
- EPC Rating TBC





Welcome to your new home

Upon entering the home, you are welcomed by an entrance hall featuring carpet flooring, two useful storage cupboards and a staircase rising to the first floor. A door leads into the primary reception room, which provides an ideal space for formal dining and benefits from a window overlooking the front elevation. Open access leads through to the spacious living area, centred around a feature fireplace and offering patio doors opening onto the rear garden. The kitchen is fitted with a range of wall and base units, complemented by roll-edge work surfaces and tiled splashbacks. Features include an inset sink and drainer, space for a cooker (negotiable), and plumbing and space for a washing machine. A door leads through to the rear lobby, which provides access to a useful storage cupboard and a convenient guest WC.

Moving upstairs

Ascending to the first floor, a carpeted landing provides access to three well-proportioned bedrooms, two of which are comfortable double rooms. The front bedroom benefits from wardrobes, which will be included as part of the sale. Completing the first floor is the family bathroom, fitted with a three-piece suite comprising a bath, wash basin and WC, complemented by partially tiled surrounds.

Outside

The plot offers a driveway to the front providing off road parking. The property benefits from an established rear garden, offering an attractive and versatile outdoor space. A paved patio area provides an ideal setting for outdoor dining and entertaining, with steps leading onto a lawn surrounded by mature planted borders, colourful flowerbeds and established shrubs. A paved pathway meanders through the garden. The enclosed boundaries offer a good degree of privacy, with the garden providing a lovely blend of lawn, planting and patio space. There is also a further store providing useful storage.



Location

Winton Avenue is ideally situated within the popular LE3 area, conveniently positioned between Narborough Road and Fosse Road. The property is also close to the green open spaces of Braunstone Park, providing a pleasant local amenity. Fosse Park Shopping Centre is just a short drive away, offering a wide range of shops, restaurants and leisure facilities. There is also excellent access to Leicester City Centre, while the nearby M1 and M69 motorways provide convenient links to surrounding towns and cities, making this an ideal location for commuters.

Tenure & Council Tax

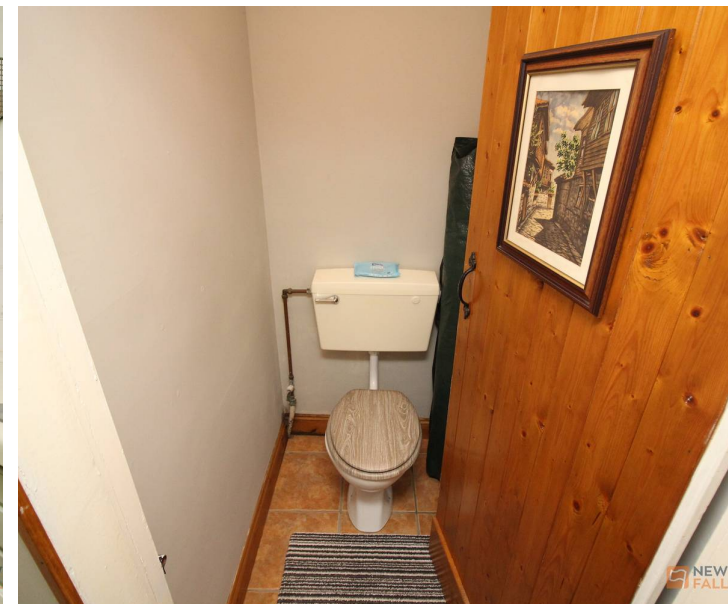
We understand the property to be FREEHOLD with vacant possession upon completion. Leicester City Council - Tax Band A. Please be advised that when a property is sold, local authorities reserve the right to re-calculate the council tax band.

Viewing Arrangements

Viewings are strictly by appointment only.

Need Independent Mortgage Advice?

We are pleased to introduce 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

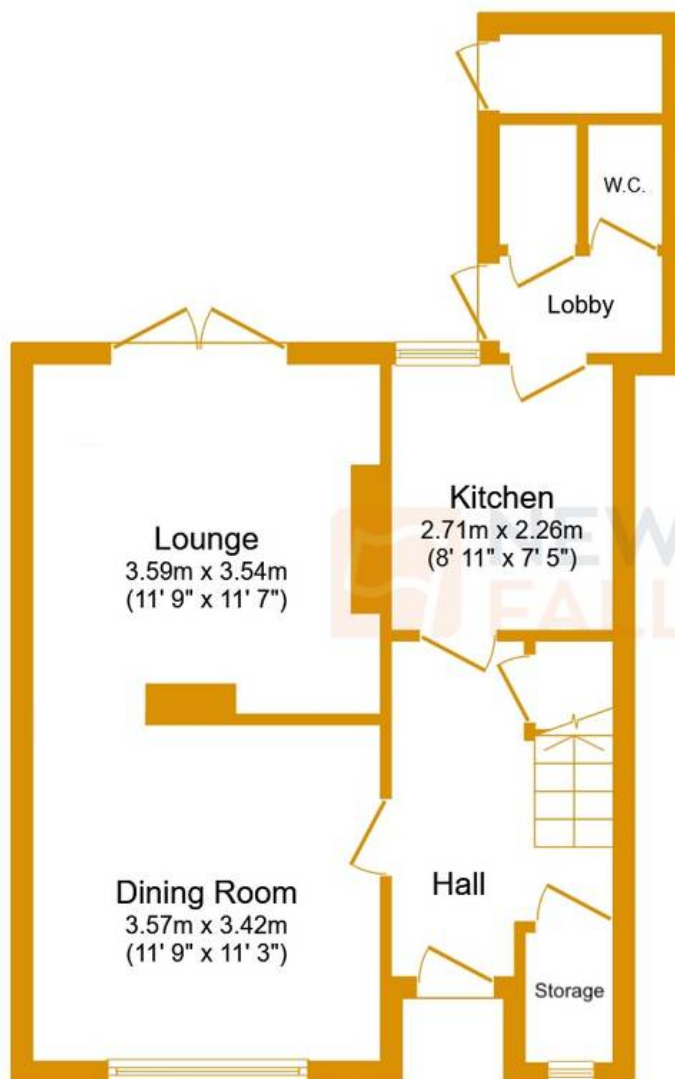
Newton Fallowell and our partners provide a range of services to our vendors and purchasers, although you are free to choose an alternative provider. We can refer you to MAB (Everyone Mortgages) to help with finances, we may receive a referral fee if you take out a mortgage through him. If you require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

Thinking of Selling?

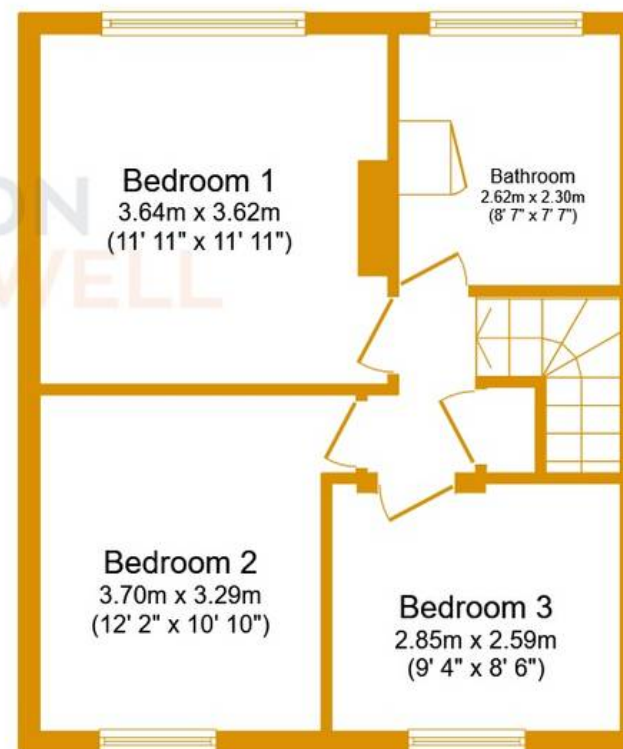
If you're considering a move, our team would be delighted to provide a complimentary, no-obligation valuation of your home, along with tailored advice on achieving the best possible result.







Ground Floor



First Floor

Total floor area: 87.5 sq.m. (942 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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