



Pretoria Close, Thurcaston Park - LE4 2NP

Asking Price £229,950

 **NEWTON FALLOWELL**



Pretoria Close, Thurcaston Park

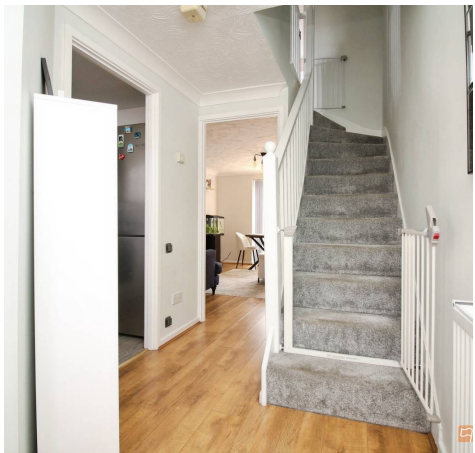
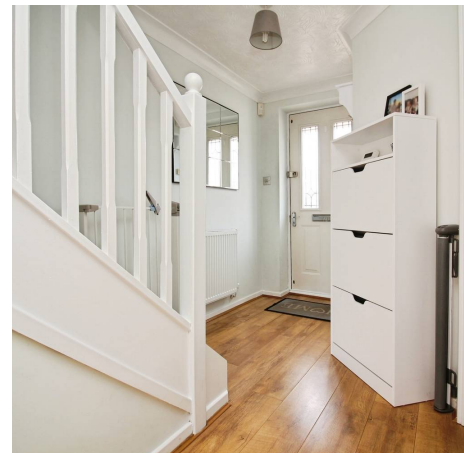
Leicester

Newton Fallowell are excited to welcome to the market this two double bed roomed semi detached home, benefiting from off-road parking and a particularly private rear garden arranged for low maintenance and not overlooked from beyond. The property is ideally located to benefit from excellent commuter links to Loughborough, Leicester and the motorway networks as well as being within close proximity to Beaumont Leys Shopping. Benefiting from an upgraded central heating boiler (Fitted 2023), the accommodation includes an entrance hall, kitchen, lounge diner, first floor landing, two double bedrooms and a bathroom. Situated within walking distance to Bennion Pools Nature Area, viewing is essential to appreciate the size, style and location of this property.

Council Tax band: A

Tenure: Freehold

- Two double bedrooms
- Semi detached home
- Cul de sac location
- Perfect first purchase or buy to let investment
- Upgraded central heating boiler (Fitted 2023)
- Ideally located for access to major road links and Beaumont Leys Shopping
- Need independent mortgage advice? Get in touch today!
- Tenure - Freehold / Tax Band A
- EPC Rating D
- Viewings strictly by appointment only!





Welcome to your new home

Upon entering through the front door, you are welcomed into an entrance hallway featuring a staircase rising to the first floor and providing access to the ground floor accommodation. The kitchen is fitted with a range of wall and base units with complementary roll edge work surfaces and tiled splashbacks. Features include a built in 'Bosch' oven, 'Bosch' hob with hood above, sink and drainer and space for appliances. The reception room is presented with wood effect flooring and offers sliding doors to the rear garden.

Moving upstairs

Stairs rise to the first floor, where a central landing provides access to two double bedrooms, one of which benefits from built-in wardrobes. Completing the accommodation is a well-appointed bathroom, fitted with a three-piece suite comprising a bath with shower over, wash hand basin and WC. The room is finished with complementary tiling and a heated towel rail.

Outside

Occupying a cul de sac location, the property benefits from a gravelled front garden with a pathway leading to the entrance, alongside a block-paved driveway. To the rear, there is a low-maintenance south facing garden with fenced boundaries, providing a private and easy-to-maintain outdoor space.

Location

Pretoria Close is conveniently situated within a popular and well-established residential area of Leicester, offering excellent access to a wide range of local amenities. The location is well served by nearby shops, supermarkets and everyday services, while larger retail facilities can be found a short distance away along Melton Road and within Leicester city centre.



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

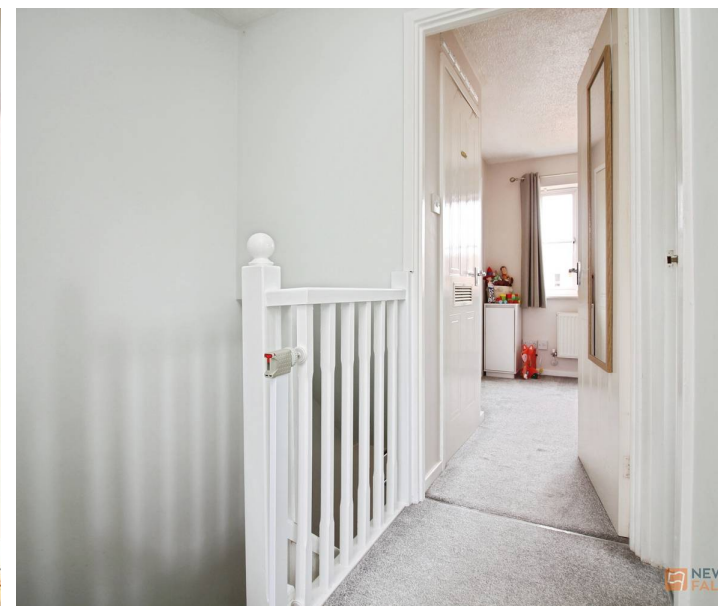
Viewings are strictly by appointment only.

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 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.

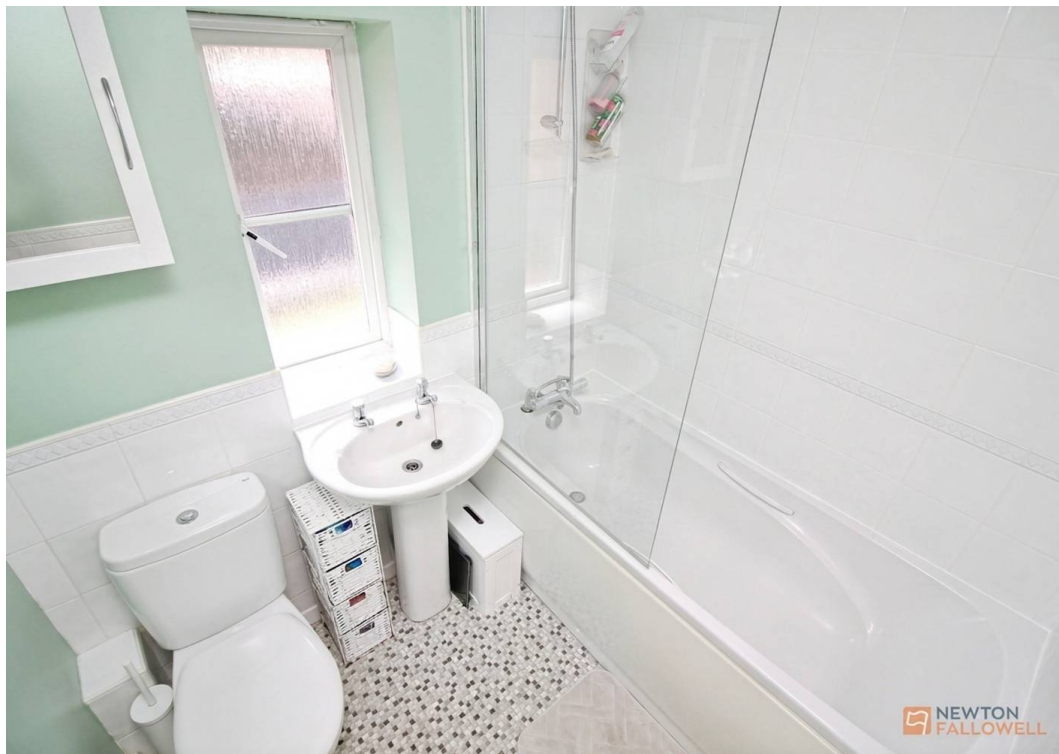
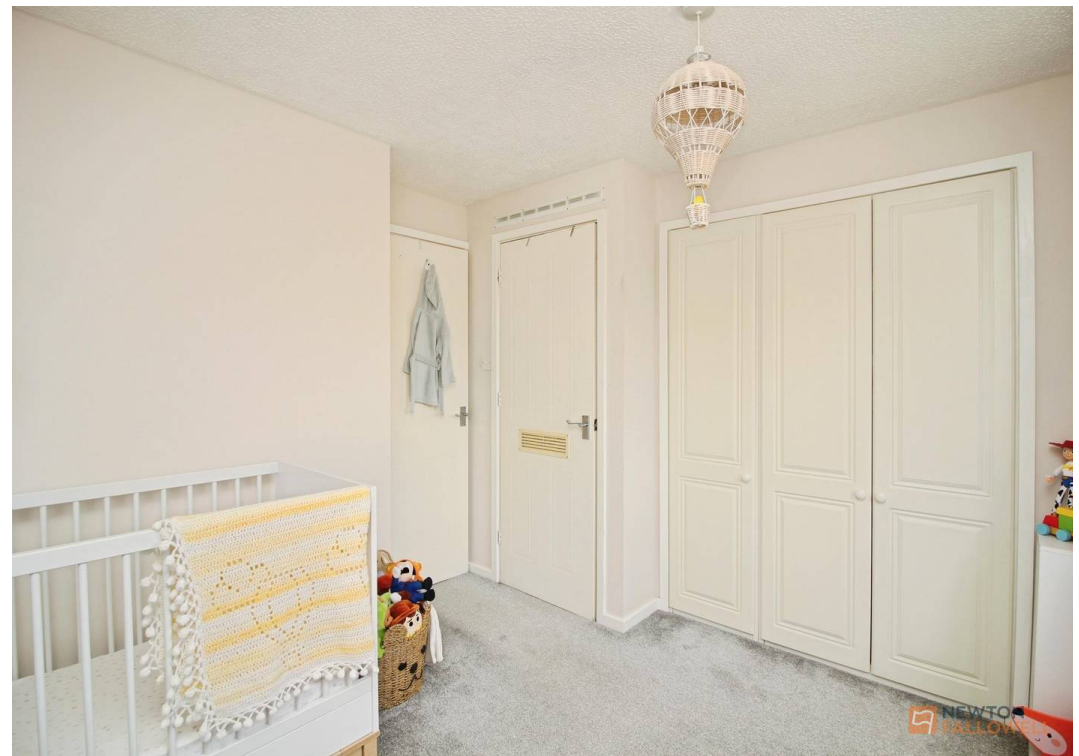
Referrals

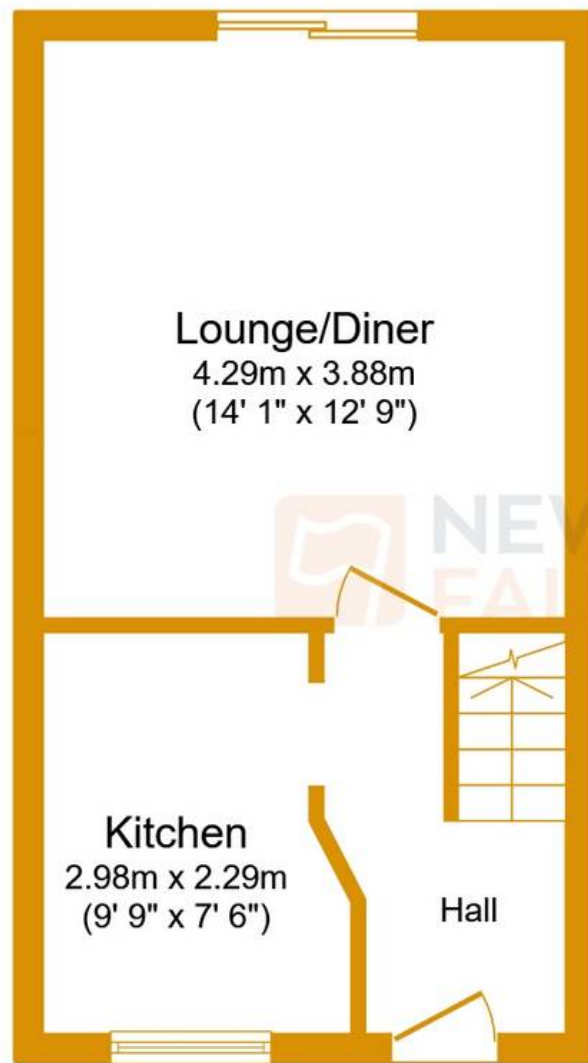
Newton Fallowell and our partners provide a range of services to our vendors and purchasers, although you are free to choose an alternative provider. We can refer you to MAB (Everyone Mortgages) to help with finances, we may receive a referral fee if you take out a mortgage through him. If you require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

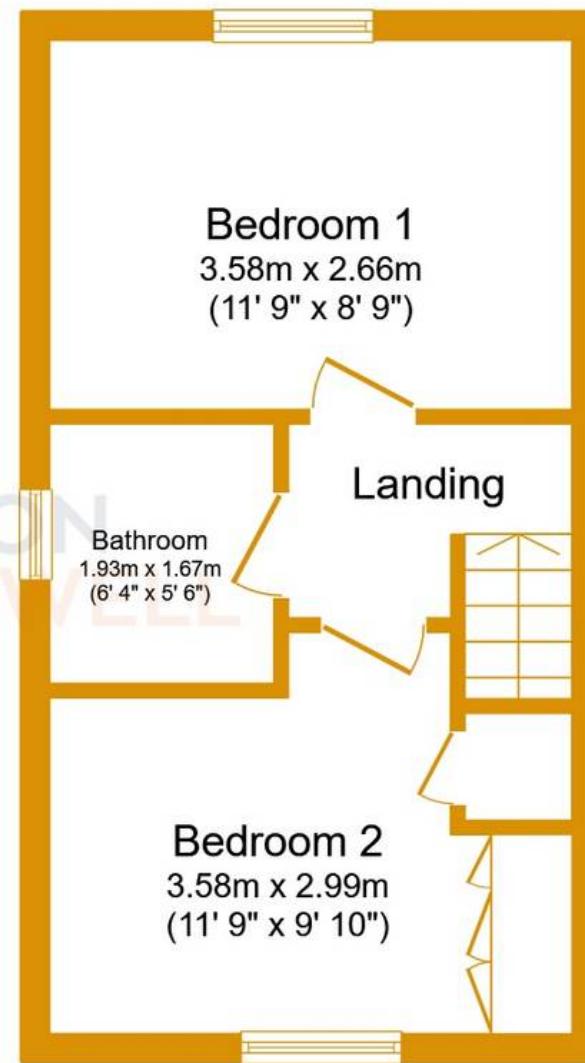
If you're considering a move, our team would be delighted to provide a complimentary, no-obligation valuation of your home, along with tailored advice on achieving the best possible result.







Ground Floor



First Floor

Total floor area: 57.2 sq.m. (616 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



Newton Fallowell LFE

Newton Fallowell, 18 Hinckley Road - LE3 3GH

01163665666 · lfe@newtonfallowell.co.uk · www.newtonfallowell.co.uk/



 **NEWTON FALLOWELL**