



Mellor Road, Western Park, Leicester,
LE3



4



1



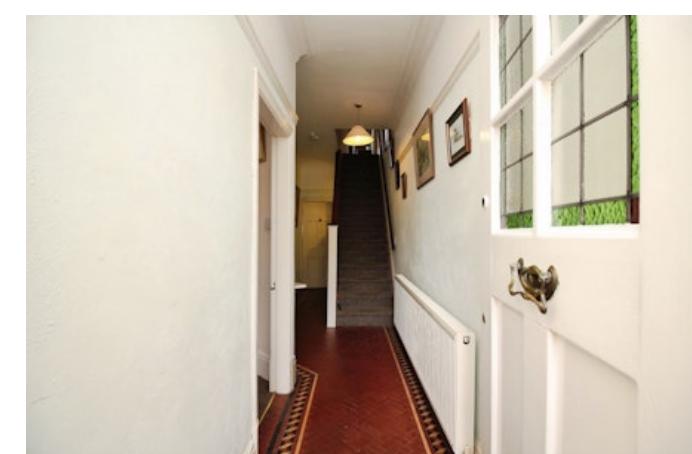
3

£375,000

 4  1  3

Key Features

- Four double bedrooms and a useful storage room
- Characterful bay fronted semi detached home
- Three reception rooms, all with walk in bay windows
- Highly desirable location, conveniently located for access to the City Centre
- Within walking distance to local schooling & Western Park
- Downstairs wc & utility area
- EPC rating TBC
- Freehold





Newton Fallowell are delighted to bring to the market, for the first time since the 1970s, this characterful three-storey Edwardian semi-detached family home, situated on a quiet road in the heart of Western Park. The property boasts a wealth of original period features, including sash windows, fireplaces, and decorative floor tiles. Further benefits include gas central heating and a recently replaced roof (2024). The well-proportioned accommodation briefly comprises an entrance porch, welcoming entrance hall, three reception rooms, conservatory, well-equipped kitchen, guest WC, and utility area. To the first floor are three double bedrooms, a family bathroom, and a separate WC, with a further staircase rising to the second floor, which provides a fourth double bedroom and a useful storage room. Externally, the property features a hedged forecourt to the front and a mature rear garden. Ideal for purchasers seeking a property to add their own stamp to, early viewing is recommended.

Welcome to your new home

Upon entering the home, you are welcomed into an entrance porch with a traditional door leading through to an inviting entrance hallway. The hallway provides access to all three reception rooms and features a staircase rising to the first floor with useful storage beneath. Finished with attractive Minton tiled flooring, a door opens into the principal reception room, which is flooded with natural light from a walk-in bay window.

The second reception room is ideally suited for formal dining with a built in pantry and is conveniently positioned adjacent to the well-equipped kitchen.

The kitchen is fitted with a range of wall and base units and incorporates a built-in Neff oven, Neff four-ring hob with extractor hood, sink and drainer, integrated dishwasher, and space for an under-counter fridge.



A third reception room provides additional sitting space and offers access to the conservatory. Completing the ground floor accommodation is a guest WC and a separate utility area.

Moving upstairs

The first floor comprises three double bedrooms, all featuring characterful fireplaces. The light and airy principal bedroom spans the full width of the property and is fitted with a range of built-in wardrobes. The bathroom is fitted with a two-piece suite, comprising a bath with shower over and a wash hand basin, with a separate WC located adjacent. The landing also boasts a built-in cupboard and an enclosed staircase leading to the top floor.

Ascend to the top floor

Stairs rise to the fourth bedroom, which is double in size and features a characterful cast iron fireplace and a window to the front elevation. The second-floor landing also provides access to a useful storage room, offering potential for conversion into an en-suite, subject to the necessary consents.

Outside

To the front of the property is a hedged forecourt with side-gated access leading to a mature rear garden. The garden is mainly laid to lawn and features a variety of established plants and shrubs.

Location

Western Park offers excellent access to the city centre, professional quarters, and the mainline railway station. The area benefits from highly regarded local primary schooling and falls within the catchment of popular schools, notably Doveland Primary School. Situated approximately one and a half miles west of the city centre, the property is also well served by day-to-day shopping facilities along nearby Hinckley Road and Braunstone Gate.

Tenure & Council Tax

We understand the property to be freehold with vacant possession upon completion. Leicester City Council - Tax Band D. 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 the Mortgage Advice Bureau, 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

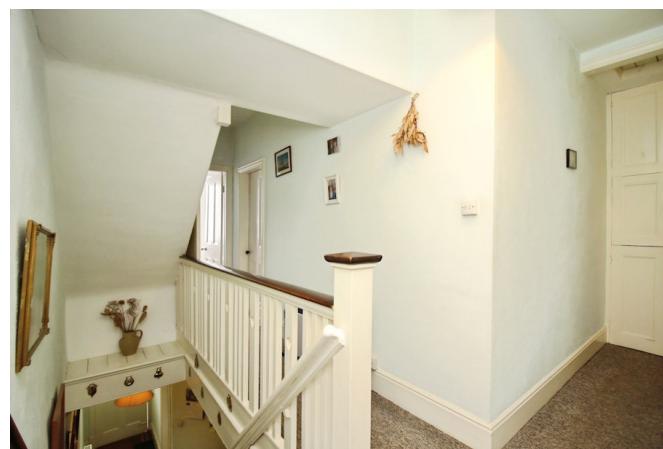
fittings. All services and appliances have not and will not be tested by Newton Fallowell. Lease details, service ground rent are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property. We retain the copyright.

Referrals

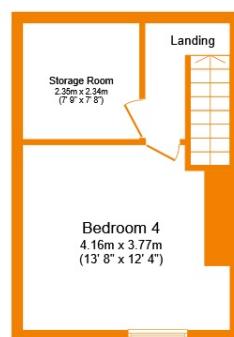
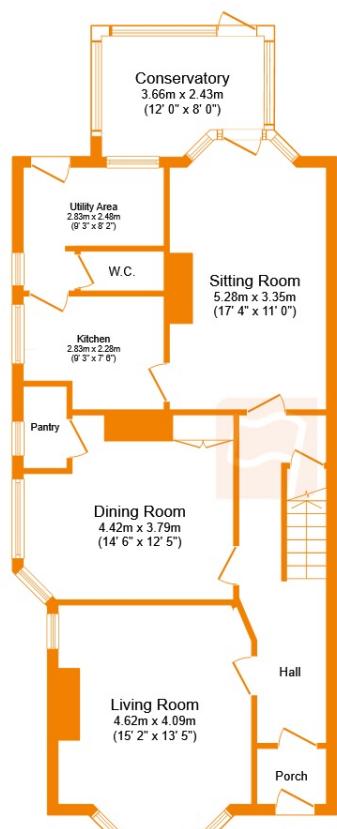
Newton Fallowell and our partners provide a range of services to our vendors and purchasers, although you are free to choose an alternative provider. We can refer you to MAB to help with finances, we may receive a referral fee if you take out a mortgage through him. If you require a solicitor to handle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

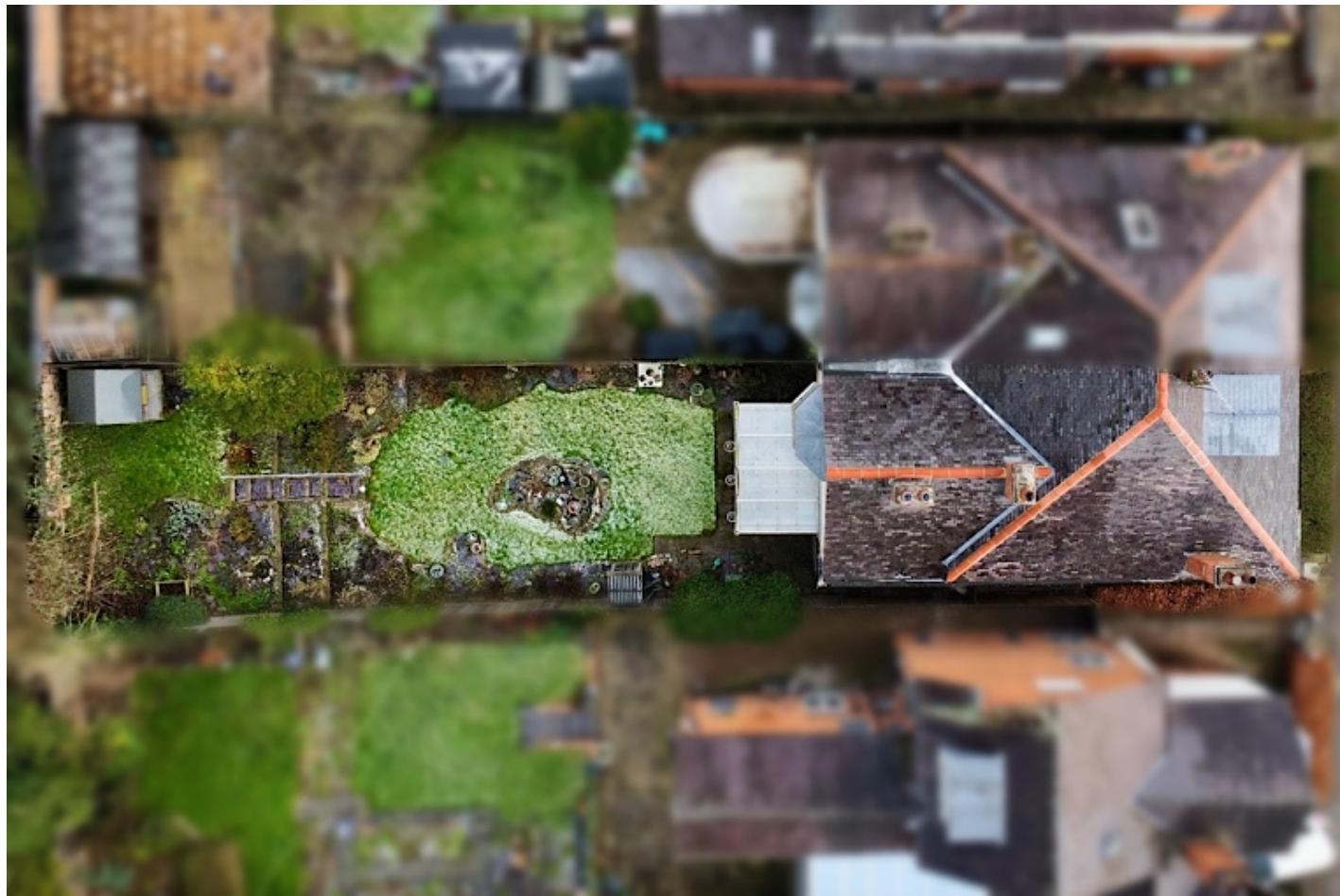
If you have a house to sell then we would love to provide you with a free no obligation valuation.







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



 **NEWTONFALLOWELL**

0116 366 5666

lfe@newtonfallowell.co.uk