



 NEWTON

52 Mossdale Road, Leicester - LE3 2US

Offers Over £290,000

 **NEWTON FALLOWELL**

52 Mossdale Road

Leicester

A perfect option for growing families or first time buyers in search of a traditional semi detached home, this improved and extended three bedroom property is conveniently located for access to the motorway network and Fosse Park Shopping and must be viewed in person to be fully appreciated. Benefiting from having an upgraded central heating boiler (Fitted 2025), the enlarged layout includes an entrance hall, lounge with half bay and a wonderful open plan living kitchen diner. Upstairs you will find three bedrooms and a contemporary shower room. The plot offers parking to the front, with access to a carport and a low maintenance garden at the rear not overlooked from beyond and featuring a detached outbuilding.

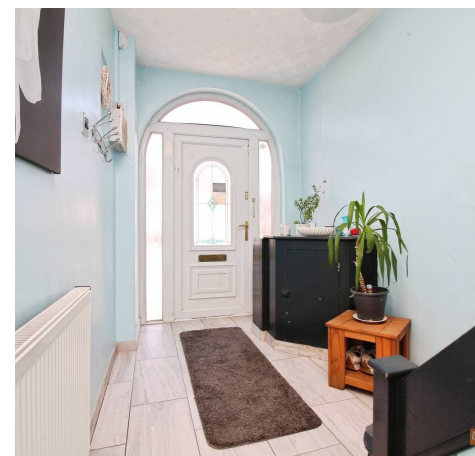
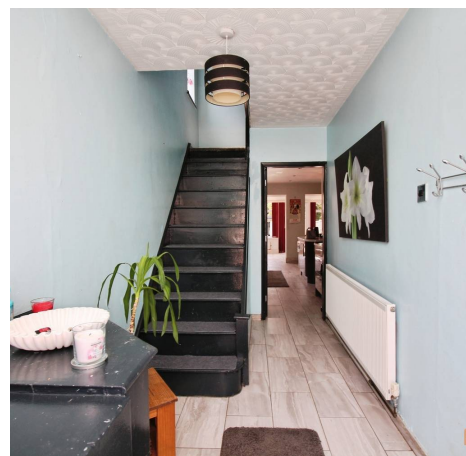
Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:

- Three bedroom family home
- Extended across the rear to create an open plan living kitchen diner
- Rear garden with detached outbuilding
- Worcester boiler fitted August 2025
- Popular residential location
- Contemporary fitted shower room
- Need independent mortgage advice? Get in touch today!
- Tenure - Freehold / Tax Band B
- EPC Rating TBC
- Viewings strictly by appointment only!





Step into your new home

Upon entry to the home you step into the welcoming entrance hallway, with tiled flooring and a staircase rising to the first floor. A particular selling feature and easily the heart of the home is the extended open plan living kitchen diner, perfect for families and those occasions when entertaining. Fitted with a range of modern wall and base units with complementary work surfaces over, range cooker with fitted hood, built in microwave and dishwasher, sink and drainer and space for fridge freezer. Affording ample space for both formal dining and comfortable sitting, dual aspect glazing floods the room with natural light. Completing the ground floor is the cosy lounge offering a bay window to the front elevation, with wood effect flooring and a fireplace.

Moving upstairs

Ascend to the first floor, the landing provides access to three bedrooms, two of which are comfortable doubles. Completing the first floor is the family shower room fitted with a three piece suite comprising a shower, wash basin with storage beneath and WC, with complementary tiled surrounds and spotlighting.

Outside

Situated in a popular residential location, the property benefits from a driveway to the front providing off-road parking, with the added advantage of an electric vehicle charging point. A carport provides access to the rear garden, which enjoys a private aspect as it is not overlooked from beyond. Designed for low maintenance, the garden is enclosed by fenced boundaries and offers access to a useful detached outbuilding with light and power. This versatile space presents excellent potential for use as a home office, studio, or hobby room.



Tenure & Council Tax

We understand the property to be freehold with vacant possession upon completion. Blaby District Council - Tax Band B. 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."



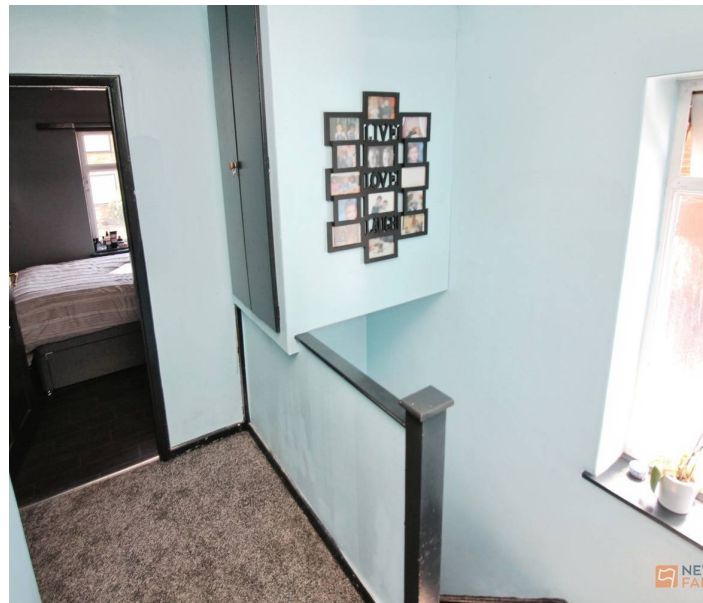


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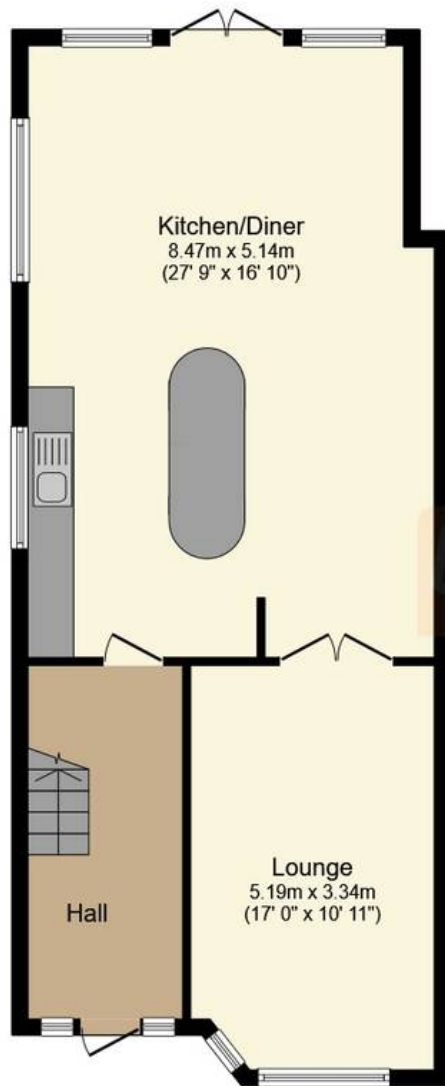
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Agents Note

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.



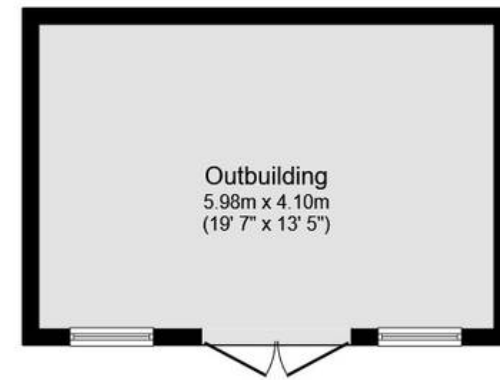




Ground Floor



First Floor



Outbuilding

Total floor area: 132.6 sq.m. (1,427 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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